



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 1, 2016

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

IN REPLY PLEASE
REFER TO FILE:

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

23 March 1, 2016

LORI GLASGOW
EXECUTIVE OFFICER

Dear Supervisors:

SET FOR HEARING: MARCH 22, 2016

**RESOLUTION OF INTENTION AND INTRODUCTION OF AN ORDINANCE TO
GRANT A PROPRIETARY ELECTRICAL TRANSMISSION FRANCHISE
TO ANTELOPE BIG SKY RANCH LLC
IN THE COUNTY OF LOS ANGELES HIGHWAY KNOWN AS 90TH STREET WEST
IN THE UNINCORPORATED COUNTY AREA OF THE ANTELOPE VALLEY
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action is to grant an electrical transmission franchise to Antelope Big Sky Ranch LLC in the County of Los Angeles highway known as 90th Street West between West Avenue J and West Avenue I in the unincorporated County area of the Antelope Valley.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the grant of a proprietary electrical transmission franchise to Antelope Big Sky Ranch LLC is within the scope of the Final Environmental Impact Report certified by the Los Angeles County Regional Planning Commission on behalf of the County of Los Angeles.
2. Approve the Resolution of Intention to grant a proprietary electrical transmission franchise to Antelope Big Sky Ranch LLC; set the matter for a public hearing on March 22, 2016; and instruct the Acting Executive Officer of the Board of Supervisors to publish a Notice of Public Hearing pursuant to California Public Utilities Code Section 6232.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT THE BOARD:

Adopt the ordinance to grant a proprietary electrical transmission franchise to Antelope Big Sky Ranch LLC in the County of Los Angeles highway known as 90th Street West between West Avenue J and West Avenue I in the unincorporated County area of the Antelope Valley.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve a Resolution of Intention (enclosed), schedule a Public Hearing, and publish a Notice of Public Hearing, as needed, to adopt an ordinance to grant a proprietary electrical transmission franchise to Antelope Big Sky Ranch LLC. The franchise area is within the County of Los Angeles highway known as 90th Street West between West Avenue J and West Avenue I in the unincorporated County area of the Antelope Valley and is depicted on Exhibit A to the proposed ordinance. The term of the franchise will be from April 21, 2016, to June 11, 2049.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (Goal 3). The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of County highways. This transaction also allows for the continuation of utility services through renewable sources.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

Antelope Big Sky Ranch LLC will pay the County a one-time granting fee of \$5,000 to process the ordinance to grant the franchise and will pay the first year's franchise fee of \$2,500, which will be deposited into the County Road Fund. The franchise fee will be adjusted annually according to the Consumer Price Index for All Consumers.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Antelope Solar Greenworks is Project 4 of 6 projects cumulatively called Silverado Power West, Los Angeles County Projects 1-6, approved in County of Los Angeles Conditional Use Permit No. 201100072. Antelope Big Sky Ranch LLC is the entity responsible for Project 4, and the owner of the Project 4 power purchase agreement.

The Project 4 facilities will be located on a 256-acre site within the unincorporated Antelope Valley in the County near 90th Street West and West Avenue J and will produce 52 megawatts of electricity. The Project is comprised of an unmanned utility scale photovoltaic electricity generation facility, which will utilize a series of photovoltaic module arrays to convert sunlight into electrical energy using fixed-tilt or tracker mounting supports without the use of heat transfer fluid or cooling water. The facilities to be installed under this franchise consist of one (1) medium-voltage cable and communication line, which electrically connects the array fields on each side of 90th Street West. The equipment will be installed by boring under the roadway. The roadway will remain open with no impact to the roadway surface and no impact to traffic. The franchise will be in effect for approximately 33 years, running concurrently with the Conditional Use Permit, which was approved by the Los Angeles County Regional Planning Commission on June 11, 2014. The franchise will commence on April 21, 2016, and terminate on June 11, 2049.

Division 3, Title 16, of the County Code authorizes the Board of Supervisors to grant a franchise associated with electrical transmission lines. County Counsel has reviewed the accompanying Resolution of Intention and Franchise Ordinance and approved them as to form.

Pursuant to Section 6232 of the California Public Utilities Code, the Acting Executive Officer of the Board shall arrange for the publishing of a Notice of Public Hearing in a newspaper of general circulation in the County at least once within 15 days after the Board's adoption of the Resolution of Intention.

ENVIRONMENTAL DOCUMENTATION

On June 11, 2014, the Los Angeles County Regional Planning Commission, on behalf of the County, certified the Final Environmental Impact Report (FEIR), adopted the Findings of Fact and Mitigation Monitoring and Reporting Program, and approved the Conditional Use Permit for this project, subject to Conditions of Approval. The recommended action is within the scope of the previously certified FEIR (enclosed).

Upon the Board's approval of the project, the Department of Public Works will file a Notice of Determination with the office of the Registrar-Recorder/County Clerk of the County (County Clerk) in accordance with Section 21152(a) of the California Public Resources Code and pay the required processing fee with the County Clerk.

The Honorable Board of Supervisors
March 1, 2016
Page 4

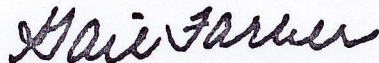
IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact or adverse effect to any current services or future County projects.

CONCLUSION

Please return one adopted copy of this letter and one original Resolution of Intention to the Department of Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Gail Farber".

GAIL FARBER
Director of Public Works

GF:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division--Asset Management)
Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office

RESOLUTION OF INTENTION TO GRANT A PROPRIETARY
ELECTRICAL TRANSMISSION FRANCHISE TO ANTELOPE BIG SKY LLC
A DELAWARE LIMITED LIABILITY COMPANY

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, State of California.

- A. Antelope Big Sky Ranch LLC, a Delaware Limited Liability Company (Franchisee), has applied to the Board of Supervisors of the County of Los Angeles, State of California, for a franchise beginning on April 21, 2016, the effective date of the franchise, and terminating on June 11, 2049, to construct, operate, maintain, renew, repair, change the size of, and remove or abandon in place any electrical transmission system, consisting of conduits, manholes, vaults, cables, wires, switches, communication circuits and other equipment, appliances, and appurtenances necessary and appropriate for (1) cable circuit and communication line crossing, and for the purpose of conducting and transmitting electricity and electrical energy for light, heat, and power purposes, and for any and all other purposes for which electricity can be used for the Franchisee's operations in connection with its solar-photovoltaic, power generating facility in the vicinity of 90th Street West and West Avenue J, on, along, upon, in, under, or across the highway as defined in Section 16.36.080 of the Los Angeles County Code dedicated to public use within the unincorporated territory of the County of Los Angeles ("County Highway"), State of California, identified as 90th Street West between West Avenue J and West Avenue I as more particularly shown on attached Exhibit A, attached hereto and made a part hereof.
- B. It is the intention of the Board of Supervisors of the County of Los Angeles, State of California, to grant the franchise applied for upon the terms and conditions described in the Ordinance granting an electrical transmission franchise to Antelope Big Sky Ranch LLC attached hereto as Exhibit B. The Franchisee and its successors and assigns will, during the life of its franchise, pay annually to the County of Los Angeles, State of California, the amount specified in the proposed Ordinance from the date of the granting of the franchise and in the event such payment is not made, the franchise will be forfeited.
- C. That on March 22, 2016, at the hour of 9:30 am of said day, a day not less than twenty (20) or more than sixty (60) days after the date of the passage of this Resolution of Intention, in the hearing room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012, all persons having any objection to the granting of the franchise hereinabove described may appear before the Board of Supervisors and be heard thereon.

- D. The Executive Officer, Board of Supervisors, shall cause notice of said hearing to be published in accordance with Section 6232 of the California Public Utilities Code at least once within fifteen (15) days after adoption of this Resolution of Intention in a newspaper of general circulation published in the County of Los Angeles, State of California.

The foregoing resolution was on the 1st day of March, 2016, adopted by the Board of Supervisors of the County of Los Angeles, State of California, and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.



LORI GLASGOW
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By

Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By

Deputy

EXHIBIT A

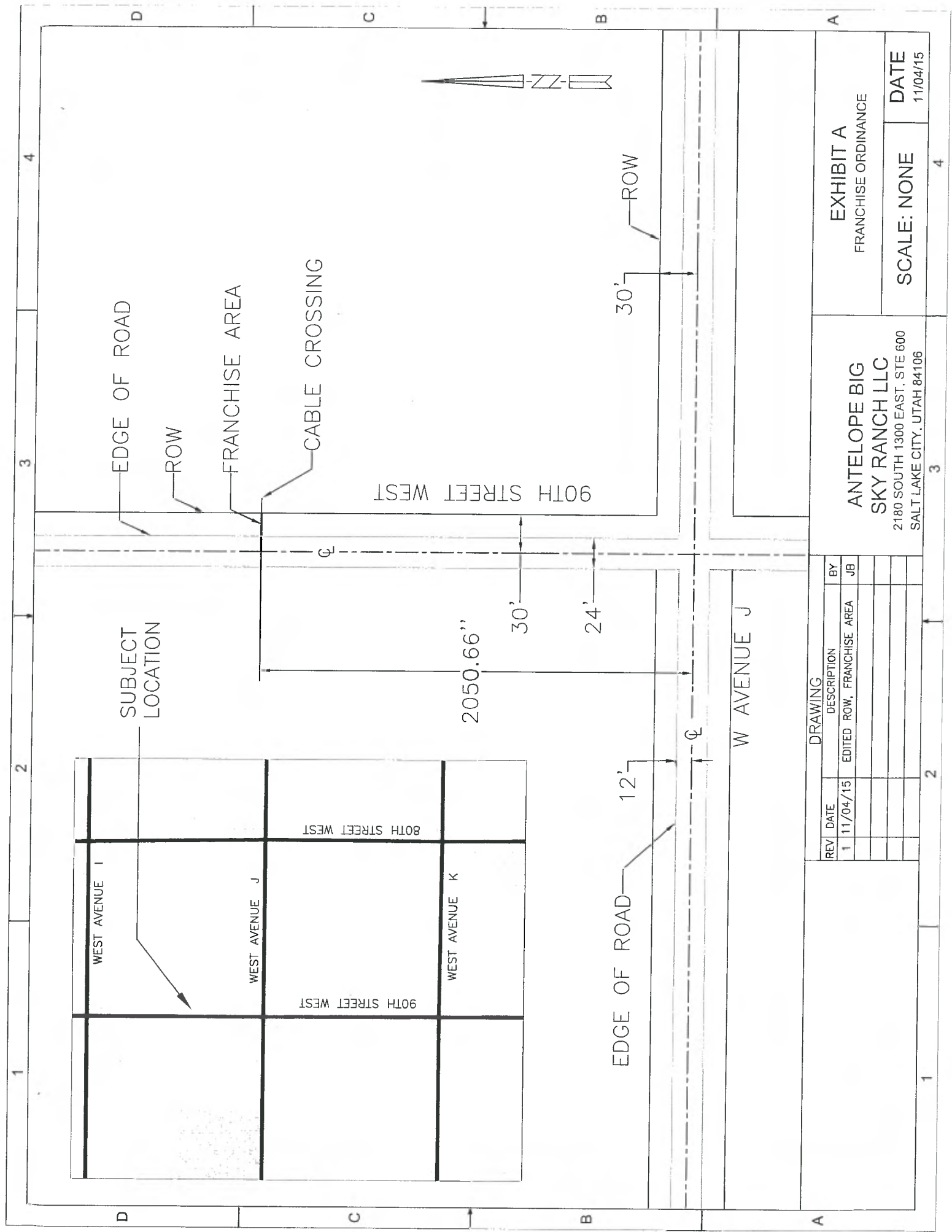


EXHIBIT A
FRANCHISE ORDINANCE

SCALE: NONE

DATE
11/04/15

ANTELOPE BIG
SKY RANCH LLC
2180 SOUTH 1300 EAST, STE 600
SALT LAKE CITY, UTAH 84106

DRAWING		
REV	DATE	DESCRIPTION
1	11/04/15	EDITED ROW, FRANCHISE AREA

BY
JB

ORDINANCE NO. _____

An ordinance granting an electrical transmission franchise to Antelope Big Sky Ranch LLC, a Delaware Limited Liability Company, beginning on April 21, 2016, and terminating on June 11, 2049.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Franchise Term; Grant.

The right, privilege, and franchise are granted to Antelope Big Sky Ranch LLC, a Delaware Limited Liability Company ("Franchisee"), and its successors and assigns, beginning on April 21, 2016, the effective date of this franchise, and terminating on June 11, 2049, to construct, operate, maintain, renew, repair, change the size of, and remove or abandon in place any electrical transmission system, consisting of conduits, manholes, vaults, cables, wires, switches, communications circuits and other equipment, appliances, and appurtenances necessary and appropriate for one (1) cable circuit and communication line crossing, and for the purpose of conducting and transmitting electricity and electrical energy for light, heat, and power purposes, and for any and all other purposes for which electricity can be used for Franchisee's operations in connection with its solar-photovoltaic power generating facility in the vicinity of 90th Street West and West Avenue J, on, along, upon, in, under, or across the highway as defined in Section 16.36.080 of the Los Angeles County Code dedicated to public use within the unincorporated territory of the County of Los Angeles ("County Highway"), State of California, identified as 90th Street West between West Avenue J and West

Avenue I as more particularly shown on Exhibit A, attached hereto and made a part hereof ("Franchise Area").

SECTION 2. Consideration; Payment of Fees.

A. All fees set forth in this ordinance shall be made payable to the County of Los Angeles ("County"), c/o Department of Public Works, P.O. Box 1460, Alhambra, California 91802-1460.

B. Granting Fee. As consideration for the franchise granted, Franchisee shall pay the County a one-time granting fee of five thousand dollars (\$5,000) within thirty (30) days after the adoption of this ordinance.

C. Annual Franchise Fee. As additional consideration for the franchise granted, Franchisee shall pay annually on or before April 21 ("Anniversary Date") of each calendar year, in advance, during the term of the franchise, to the County in lawful money of the United States, a franchise fee computed annually ("Annual Franchise Fee"). The Annual Franchise Fee shall be calculated based on the County Highway space occupied by Franchisee's facilities at the rate of three dollars (\$3) per linear foot, or two thousand five hundred dollars (\$2,500), whichever is greater. For purposes of calculating the Annual Franchise Fee, it is agreed that Franchisee's facility area will occupy a total of sixty (60) linear feet of County Highway. The Annual Franchise Fee for the first year shall be two thousand five hundred dollars (\$2,500).

D. Annual Adjustments Based on Consumer Price Index. Every year this franchise is in full force and effect, the Annual Franchise Fee for the current twelve (12) month period shall be increased, effective on the Anniversary Date, based on changes

in the Consumer Price Index for All Urban Consumers for the Los Angeles-Riverside-Orange County California region, as published by the United States Department of Labor, Bureau of Labor Statistics ("Index"), to determine the Annual Franchise Fee for the next twelve (12) months.

The Annual Franchise Fee shall be calculated by multiplying the then-current Annual Franchise Fee by a fraction, the numerator of which shall be the Index for the month ending ninety (90) days prior to the upcoming Anniversary Date ("Current Index") and the denominator shall be the Index for the month ending ninety (90) days prior to the previous Anniversary Date ("Previous Index"). The formula for calculation is shown below:

Current Annual Franchise Fee x [Current Index/Previous Index] = New Annual Franchise Fee.

If the described Index is no longer published and a substitute index is adopted by the Bureau of Labor Statistics, then Franchisee and County shall accept such substituted index for future Annual Franchise Fee calculations. If no such government index is offered as a replacement, the County shall, at its sole discretion, determine the index to be used. In no event shall the Annual Franchise Fee be less than the previous year's Annual Franchise Fee.

E. Additional Fees and Assessments. In addition to the foregoing Annual Franchise Fee, Franchisee shall also pay all applicable County fees and assessments related to construction and operation in the Franchise Area. Franchisee shall also pay any applicable fees provided in the Los Angeles County Code, including, but not limited

to, administrative fees, processing fees, permit fees, late charges, accrued interest, and penalties required in connection with the franchise. These fees shall be charged at the then-current applicable rates.

F. The County reserves the right to change its method of calculating fees and the amount thereof, not more frequently than once every five (5) years, if the Board of Supervisors ("Board") determines after a public hearing that good cause exists for such change, and such change is not in conflict with the laws of the State of California.

G. Late Payments. In the event Franchisee fails to make full payment of any of the payments provided for herein on or before the dates they are due, Franchisee shall pay a late charge of ten percent (10%) of the amount due, said ten percent (10%) being due thirty (30) days after the date payments are due. The ten percent (10%) late charge has been set by both parties hereto as liquidated damages in recognition of the difficulty in affixing actual damages from a breach of said time of performance requirement.

In the event full payment of any rate, payment, or fee, including the ten percent (10%) late charge, is not received within sixty (60) days after the due date, an assessment of interest shall accrue on the unpaid balance at one percent (1%) per month beginning on the sixty-first (61st) day after the due date.

SECTION 3. Indemnification and Insurance.

Franchisee shall meet the following indemnification and insurance requirements:

A. Indemnification. Franchisee shall indemnify, defend, and hold harmless the County and its special districts, elected and appointed officers, employees, and

agents ("County's Agents") from and against any and all liability and expense, including, but not limited to, claims and lawsuits, relating to or arising from the County's grant of this franchise and for injuries or damages of any nature whatsoever, including, but not limited to, bodily injury, death, personal injury, or property damage, including property of Franchisee, pollution liability, environmental compliance, defense costs, attorneys' fees, and workers' compensation benefits, based upon, arising from, or relating to either:

(1) Franchisee's use of the franchise and the operations or the services provided by Franchisee, its employees, agents, servants, receivers, contractors, subcontractors, successors, or assignees ("Franchisee's Agents") in connection with this franchise; and/or (2) any acts or omissions of Franchisee, Franchisee's Agents, or any person in connection with activities or work conducted or performed pursuant to this franchise.

Franchisee shall also indemnify, defend, and hold harmless the County and the County's Agents, from and against any and all pollution liability, contamination, or environmental degradation liability, including any and all expenses, claims, and lawsuits for injuries or damages of any nature whatsoever, defense costs, attorneys' fees, and workers' compensation benefits, arising from or relating to any threatened, actual, or alleged discharge, dispersal, release, or escape of any substance into or upon any person, thing, or place, including the land, soil, atmosphere, man-made structure, and/or any above or below ground watercourse or body of water, in connection with or related to this franchise. Franchisee shall not be obligated to indemnify the County and County's Agents for liability and expense arising from the sole negligence or willful misconduct of the County or the County's Agents.

B. Insurance. Without limiting Franchisee's indemnification of the County or the County's Agents, Franchisee shall provide and maintain at its own expense during the term of this franchise, the following programs of insurance. Such programs and evidence of insurance shall be satisfactory to the County, and shall be primary to and not contributing with any other insurance or self-insurance programs maintained by the County.

1. Certificate(s), Declaration page(s), Endorsement(s) and/or other evidence of coverage satisfactory to the County shall be delivered on or before the effective date of this franchise, and on or before the expiration date of each term of insurance, to County. Such certificates or other evidence shall:

- a. Specifically identify this franchise ordinance.
- b. Clearly evidence all insurance required in this franchise ordinance.
- c. Contain the express condition that the County is to be given written notice by registered mail at least thirty (30) days in advance of any modification, non-renewal, cancellation, or termination of any program of liability insurance, and at least thirty (30) days in advance of any modification, non-renewal, cancellation, or termination of any program of workers' compensation or other insurance required by this section.
- d. Include a copy of the additional insured endorsement to the liability policies, adding the County and the County's Agents as insureds for all activities arising from this franchise.

e. Show Franchisee's insurance as primary to the County's insurance and self-insurance programs. This may be evidenced by adding a statement to the additional insured endorsement required in subsection (d) stating, "It is further agreed that the insurance afforded by this policy is primary to any insurance or self-insurance programs maintained by the additional insureds, and the additional insureds' insurance and self-insurance programs are excess and non-contributing to Named Insured's insurance."

2. Upon request by County, Franchisee shall provide the County with a copy of its effective policy of insurance providing coverage pursuant to the terms of this franchise.

3. Insurance is to be provided by an insurance company with an A.M. Best rating of not less than A:VII, unless otherwise approved by the County.

4. Franchisee agrees to release the County and the County's Agents and waive its rights of recovery against them under the insurance policies specified in this franchise ordinance.

5. Liability: Such insurance shall be endorsed naming the County of Los Angeles and the County's Agents as additional insureds, and shall include, but not be limited to:

a. Commercial General Liability insurance written on a commercial general liability form (ISO policy form CG00 01, or its equivalent, [including any umbrella policy] unless otherwise approved by the County), with limits of not less

than five million dollars (\$5,000,000) per occurrence, fifteen million dollars (\$15,000,000) policy aggregate, and fifteen million dollars (\$15,000,000) products/completed operations aggregate.

i. If written on a claims-made form, such insurance shall be endorsed to provide an extended reporting period of not less than two (2) years following termination or cancellation of this franchise.

b. Comprehensive Auto Liability insurance (written on ISO policy form CA 00 01, or its equivalent, unless otherwise approved by the County), endorsed for all owned, non-owned, and hired vehicles with a limit of not less than one million dollars (\$1,000,000) per occurrence.

c. Environmental Impairment Liability insurance, which insures liability for environmental impairment, including cleanup costs, endorsed for "Sudden and Accidental" contamination or pollution. Such coverage shall be in an amount and form to meet all applicable state and federal requirements but in all events such coverage shall not be less than five million dollars (\$5,000,000) per occurrence.

i. If written with an annual aggregate limit, the policy limit shall be three (3) times the above-required occurrence limit.

ii. If written on a claims-made form, such insurance shall be endorsed to provide an extended reporting period of not less than two (2) years following termination or cancellation of this franchise.

6. Workers Compensation: A program of workers' compensation insurance in an amount and form to meet all applicable requirements of the Labor Code

of the State of California. Such policy shall be endorsed to waive subrogation against the County for injury to Franchisee's employees. In all cases, the above insurance shall include Employers Liability insurance with coverage of not less than:

- a. Each accident: one million dollars (\$1,000,000).
- b. Disease-policy limit: one million dollars (\$1,000,000).
- c. Disease-each employee: one million dollars (\$1,000,000).

C. Franchisee shall furnish the County within thirty (30) days of the adoption of this ordinance, and within thirty (30) days of the expiration date of each term of insurance, with evidence of insurance coverage, as required by Section 3.B. to the satisfaction of the County for each of said policies certified by Franchisee's insurance agent, or by the company issuing the policy.

D. The types and amounts of said insurance coverage shall be subject to review and adjustment by the County, at the County's sole discretion, at any time during the term of the franchise. In the event of such adjustment, Franchisee agrees to obtain said adjusted insurance coverage, in type(s) and amount(s) as determined by the County, within thirty (30) days after written notice from the County.

E. Failure on the part of Franchisee to procure or maintain the required insurance, or to provide evidence of current insurance, shall constitute a material breach of the terms of this franchise upon which the County may immediately terminate or suspend this franchise.

F. It is the obligation of Franchisee to provide evidence of current insurance policies. No franchise operations shall commence until Franchisee has complied with

the provisions of this Section 3, and this franchise shall be suspended during any period that Franchisee fails to obtain or maintain the insurance required hereunder.

SECTION 4. Security/Bond.

A. Security Requirements/Faithful Performance Bond.

1. Within one (1) year following the adoption of this ordinance and, in all events, prior to construction of Franchisee's facilities within the Franchise Area, Franchisee shall provide to the County a faithful performance bond in the sum of not less than eighteen thousand seven hundred dollars (\$18,700) payable to the County of Los Angeles, executed by a corporate surety licensed to transact business as a surety in the State of California, and acceptable to the County. Such bond shall be conditioned upon the faithful performance by Franchisee of the terms and conditions of this franchise and shall provide that, in case of a breach of any condition of this franchise, the County shall recover for its loss, up to the full amount of the penal sum of the bond, as liquidated damages. Such amount shall be payable to the County by the principal and surety(ies) of the bond.

2. Every year this franchise is in full force and effect, the amount of the faithful performance bond for the current twelve (12) month period shall be increased by one and one-half percent (1.5%) on or before the Anniversary Date in advance of the next franchise year.

3. Throughout the term of this franchise, Franchisee shall maintain the faithful performance bond in the amount required herein. Within ten (10) business days after receipt of notice from the County that any amount has been withdrawn from the

bond as provided in this section, Franchisee shall restore the bond to the full amount required herein.

4. The faithful performance bond shall be maintained in full effect for one (1) year following the date of the County's approval pursuant to the franchise of any sale, transfer, assignment, or other change of ownership of the franchise or Franchisee, or following the date of expiration or termination of the franchise. The County may release said bond prior to the end of the one (1) year period upon satisfaction by Franchisee of all the obligations under the franchise.

B. Alternative Security.

1. The County, in its sole discretion, may accept alternative security to meet the above bonding requirements in the form of an irrevocable letter of credit, certificate of deposit, or a cash deposit in the form of a Passbook Savings Account acceptable to County as an alternative to a faithful performance bond to guarantee the performance of Franchisee's obligations under this franchise. Such alternative security shall be made payable to the County of Los Angeles and shall be deposited to the satisfaction of the County.

2. The types and amounts of the performance bond or alternative security coverage shall be subject to review and adjustment by the County, at the County's sole discretion, at any time during the term of the franchise. In the event of such adjustment, Franchisee agrees to provide the adjusted coverage, in type(s) and amount(s) as determined by the County, within thirty (30) days after written notice from the County.

C. No franchise operations shall commence until Franchisee has complied with the requirements of this section.

SECTION 5. Transfers and Assignments.

A. Franchisee shall not sell, transfer (including stock transfer), exchange, assign, lease or divest itself of the franchise or any part thereof (each of which is hereinafter referred to as an "Assignment") to any other person or entity ("Transferee") except with the written consent of the Director of Public Works ("Director"), or his/her designee, and after payment of a transfer fee as detailed in Section 5.G. No such consent shall be required for any Assignment of the franchise in trust or by way of mortgage, deed of trust, pledge, or hypothecation with all or part of Franchisee's other property for the purpose of securing any indebtedness of Franchisee; provided that Franchisee shall provide the County at least ten (10) days' prior-to written notice of such Assignment in trust, mortgage, deed of trust, pledge or other hypothecation, including the name and address of the assignee, pledgee, mortgagee or otherwise benefitted party. Except as provided in Section 5.E, a merger will not be deemed an Assignment of the franchise.

B. Franchisee shall give notice to the County of any pending Assignment, except as excluded in Section 5.E, and shall provide all documents required by the County as set forth in Section 5.F. Consent to any such Assignment shall only be refused if the County finds that Franchisee is in noncompliance with the terms and conditions of the franchise and/or that the proposed Transferee, as applicable, is lacking in experience and/or financial ability to meet the franchise obligations. Consent shall be

conditioned upon the completion of the Assignment on the terms and conditions set forth in the Assignment documents delivered to County, the assumption by the Transferee, as applicable, of all Franchisee's covenants and obligations under the franchise, and all information provided to the County under Section 5F, below, being true and correct as of completion of the Assignment. Upon receipt of such consent from the County, Franchisee may proceed to consummate the Assignment.

C. Franchisee shall deliver to the County within thirty (30) days after the effective date of any Assignment, a certified copy of the duly executed instrument(s) that officially evidence(s) such Assignment. If such duly executed instrument(s) is (are) not delivered to the County within thirty (30) days after the effective date of such proposed Assignment, or if the conditions to consent by the County have not been met, then the County may notify Franchisee and the proposed Transferee that the Assignment is not deemed approved by the County. The County may determine that the Assignment has no force or effect or that the franchise is forfeited.

D. As a condition to granting consent to such Assignment, the County may impose, by ordinance, such additional terms and conditions upon the proposed Transferee which the Board deems to be in the public interest. Nothing contained herein shall be construed to grant Franchisee the right to complete an Assignment except in the manner aforesaid. This section applies to any Assignment, whether by operation of law, by voluntary act of Franchisee, or otherwise.

E. Notwithstanding the foregoing, shareholders, partners, and/or any other person or entity owning an interest in Franchisee may transfer, sell, exchange, assign,

or divest themselves of any interest they may have therein. However, in the event any such sale, transfer, exchange, assignment, divestment, or other change, including a merger, is effected in such a way as to give majority control of Franchisee to any person or persons, corporation, partnership, or legal entity other than the person or entity with the controlling interest in Franchisee on the effective date of the franchise or the effective date of the last approved Assignment, consent thereof shall be required as otherwise provided in this section.

F. Upon notice by Franchisee of any proposed Assignment, the proposed Transferee shall submit an Assignment application to the County, which shall contain at a minimum:

1. Identification of the proposed Transferee, which indicates the corporate or business entity organization, including the submission of copies of the corporate or business formation papers (e.g., articles of incorporation and by-laws, limited partnership agreements, operating agreements), and the names and addresses of any parent or subsidiary of the proposed Transferee(s), or any other business entity owning or controlling the proposed Transferee in part or in whole.

2. A current financial statement, which has been audited by a certified public accountant demonstrating conclusively to the satisfaction of the County that the proposed Transferee has all the financial resources necessary to carry out all of the terms and conditions of the franchise. The financial statement shall include a balance sheet, profit and loss statement for at least the three (3) most recent years, and a

statement of changes in financial position; however, if the proposed Transferee has been in existence for less than three (3) years, then for such period of its existence.

3. A copy of the proposed agreement of sale, letter of understanding, or other documentation that details the proposed Assignment.

4. Other information that may be required by the County to assess the capability of the proposed Transferee to operate and maintain the franchise.

G. The transfer fee shall be the actual costs to process the proposed Assignment application, including any consultant's fees incurred by the County to assist in evaluating the application, but, in all events, not less than two thousand five hundred dollars (\$2,500) and referred to as the minimum transfer fee. The minimum transfer fee will be submitted with the proposed Assignment application. Additional monies owed shall be due and payable prior to final determination of the request by the County.

SECTION 6. Relocation of Facilities.

A. If any of the facilities constructed, installed, or maintained by Franchisee pursuant to this franchise on, along, upon, in, under, or across the County Highway are located in a manner that prevents or interferes with the change of grade, traffic needs, operation, maintenance, improvement, repair, construction, reconstruction, widening, alteration, or relocation of the County Highway, Franchisee shall remove and relocate any such facility at no expense to the County, or any applicable cities or other public entities, within the time required by the County, upon receipt of a written request from the County to do so.

B. If Franchisee neglects or fails to remove and relocate its facilities within the time required by the County after receipt of any such notice, Franchisee shall be solely responsible for, and shall reimburse the County, city, and other applicable public entities, any and all additional costs or expenses incurred by the County, city, and other applicable public entities, due to, or resulting from, such delay and/or failure to remove and relocate Franchisee's facilities. Failure to remove such facilities within the time required by the County may constitute a breach of this franchise in the sole discretion of the County.

C. The County reserves the right for itself, and for all cities and public entities that are now or may later be established, to lay, construct, repair, alter, relocate and maintain subsurface or other facilities or improvements of any type or description on, along, upon, in, under or across the County Highway over which the franchise is granted.

SECTION 7. Removing or Abandoning Facilities.

A. Removal. Franchisee must remove all of Franchisee's facilities located within the Franchise Area within one hundred eighty (180) days of the expiration or other termination of the franchise, and shall restore the Franchise Area to its former state at the time such facilities are removed, as near as may be, so as not to impair its usefulness, unless the County agrees that the facilities can be abandoned in place as set forth in Section 7.B below.

B. Abandonment. Upon application from Franchisee, the County may, in its sole discretion, give Franchisee permission to abandon, without removing, any facility

laid, constructed, operated, or maintained under this franchise. The Director shall determine whether abandonment may be effected without detriment to the public interest and under what conditions such proposed abandonment may be effected. Within thirty (30) days of the Director's determination granting the request to abandon its facilities, Franchisee shall apply for a permit in compliance with the requirements of the applicable provisions of the County Highway Ordinance in Division 1 of Title 16 of the Los Angeles County Code, or any successor or amended provisions ("County Highway Ordinance") and commence work authorized by the permit within sixty (60) days of permit issuance.

SECTION 8. Conditions of Franchise Grant; Suspension, Forfeiture, and/or Termination Grounds and Procedure.

A. This franchise is granted upon each and every condition contained in this ordinance, including such conditions as are incorporated by reference herein.

B. Any neglect, failure, or refusal to comply with any of the conditions of this franchise shall constitute grounds for the suspension, forfeiture and/or termination thereof. The County, prior to any suspension or termination of the franchise, shall give to Franchisee not less than thirty (30) days' notice in writing of any default. If Franchisee does not within the noticed period begin the work of compliance to cure the default, or after such beginning does not prosecute the work with due diligence to cure the default, the County may hold a hearing at which Franchisee shall have the right to appear and be heard, and thereupon the County may determine whether such conditions are material and essential to the franchise and whether Franchisee is in

default with respect thereto and may declare the franchise suspended or terminated. Notice of the hearing shall be given to Franchisee by certified mail not less than thirty (30) days before said hearing. The franchise may only be suspended or terminated by the County after a hearing.

SECTION 9. Construction, Operation and Maintenance.

A. All facilities, constructed, laid, operated, or maintained under the provisions of this franchise shall be constructed, laid, operated, or maintained in accordance with and conforming to all the ordinances, codes, rules, and regulations now or hereafter adopted or prescribed by the County and all applicable local, state and federal laws and regulations.

B. Franchisee shall not commence any construction, excavation or encroachment work under the franchise until it has obtained any permit or authorization required by the Los Angeles County Code, including, but not limited to, the County Highway Ordinance, except in cases of emergency affecting public health, safety or welfare, or the preservation of life or property, in which case Franchisee shall apply for such permit not later than the next business day.

C. The work of constructing, laying, replacing, repairing, or removing facilities authorized under the provisions of this franchise on, along, upon, in, under, or across the County Highway, in the Franchise Area, shall be conducted with as little hindrance as practicable to the use of the highway for purpose of travel; and as soon as the constructing, laying, replacing, repairing, or removing of any of said facilities is completed, all portions of the highway which have been excavated or otherwise injured

thereby shall be placed in as good condition as the same was before constructing, laying, replacing, repairing or, removing of the facilities, to the satisfaction of the County.

D. The County reserves the right for itself, for all cities and public entities that are now or may be later established, to improve the surface of any highway over which the franchise is granted.

E. If the County constructs or maintains any storm drain, sewer structure, or other facility or improvement under or across any facility of Franchisee maintained pursuant to this franchise, Franchisee shall provide, at no expense to the County, such support as shall be reasonably required to support, maintain, and protect Franchisee's facility.

F. Within twenty-one (21) days of a request by the County, Franchisee shall provide information, at no cost to the County, cities or other applicable public entities, identifying the positive location of the facilities laid or constructed under this franchise by potholing or other method approved by the County. Franchisee shall maintain a membership and participate in Underground Service Alert – Southern California in compliance with Government Code section 4216 et seq.

G. If any portion of any highway shall be damaged by reason of defective facilities laid or constructed under this franchise, Franchisee shall, at its own expense, repair any such defect and put such highway in as good condition as it was before such damage was incurred, to the satisfaction of the County. If Franchisee neglects or fails to repair such damage after receipt of any such notice, or if such damage constitutes an immediate danger to public health and safety requiring the immediate repair thereof,

Franchisee shall be solely responsible for, and shall reimburse the County, city, and other applicable public entities, any and all additional costs or expenses incurred by the County, city, and other applicable public entities, due to, or resulting from, such damage.

SECTION 10. Notices.

Unless stated otherwise herein, any notices to be given or other documents to be delivered by either party may be delivered in person, by private courier, or deposited in the United States mail to the party for whom intended as follows:

To County: Attention: Survey/Mapping & Property Management Division
County of Los Angeles Department of Public Works
P.O. Box 1460
900 South Fremont Avenue
Alhambra, California 91802-1460

AND

Executive Office of the Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

To Franchisee: Attention: Operations
Antelope Big Sky Ranch LLC
c/o sPower
2749 East Parley's Way, Suite 310
Salt Lake City, Utah 84109

SECTION 11. County Franchises.

This franchise is granted pursuant to the provisions of Division 3, Franchises, of Title 16, Highways, of the Los Angeles County Code, the provisions of which are incorporated herein by reference, and as Division 3 of Title 16 may be amended

Antelope Big Sky Ranch LLC

Renewable Energy Franchise Agreement

Project Description

Project No. R2011-00807 / CUP 201100076

Prepared for:

Los Angeles County Department of Public Works

900 South Freemont Street, 10th Floor SMPM

Alhambra, CA 91803

Prepared by:

Sustainable Power Group

July 2015



Antelope Big Sky Ranch LLC - Franchise Agreement Summary

Project Type: Solar photovoltaic, 20 MW.

CEQA Status: Antelope Solar Greenworks LLC (Project No. R2011-00807) was granted CUP No. 201100076 on June 11, 2014. Antelope Big Sky Ranch LLC is the Project entity which will own and operate this facility. There are 3 phases planned for the Antelope Solar Greenworks site. This phase occupies approximately 157 acres of the 256 acre site.

Project Location: 90th Street West between West Ave J and Lancaster Blvd., unincorporated Los Angeles County.

Franchise Summary: Installation of medium-voltage cable and communication line which electrically connects array fields on each side of 90th Street West (County road). This feature is not the generation tie line to the electrical grid.

Installation Description: This equipment will be installed by boring under the roadway. No impact to roadway surface and no impact to traffic (i.e. roadway may remain open and in use).

Area of Franchise: Linear feature, 60-feet from edge of ROW to edge of ROW. Total area of impact calculated to be 60'x3'x3', or 20 cubic yards, for purpose of decommissioning bond estimate.

Franchise Term: CUP term is 35 years. We request the Franchise expire on the same date: June 11, 2049.

Company Contact:

Applicant

Ryan Galeria | Project Manager

O: 415.692.7726

M: 415.933.7949

S-POWER

Sustainable Power Group

2 Embarcadero Center, Suite 410

San Francisco, CA 94111

Operations

Rob Adams | Director of Operations

O: 801.679.3507

M: 435.421.9022

S-POWER

Sustainable Power Group

2180 South 1300 East, Suite 600

Salt Lake City, Utah 84106



July 22, 2015

Olivia Moreno - Real Property Agent

County of Los Angeles DPW

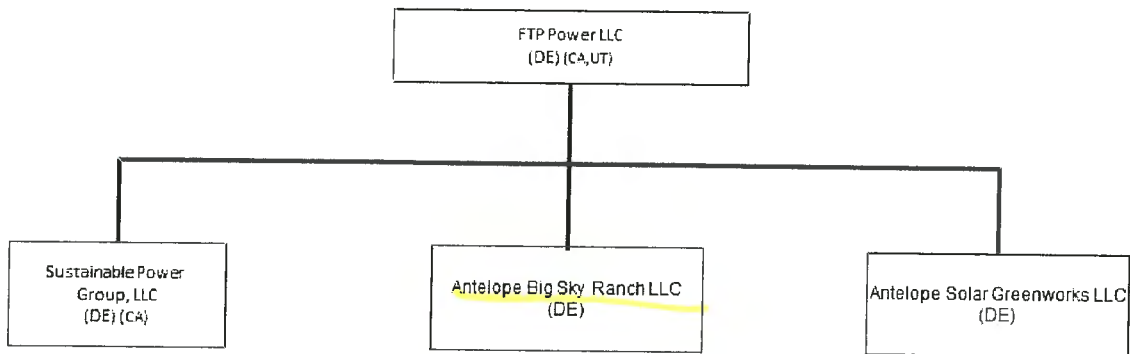
900 S. Fremont Ave. 10th Floor SMPM

Alhambra, CA 91803

Subject: sPower Organization Chart

Ms. Moreno,

The purpose of this memorandum is to clarify the relationship between sPower, Antelope Big Sky Ranch, and Antelope Solar Greenworks with respect to the application for a County of Los Angeles Franchise Agreement. Please refer to the chart below indicating the relationship between these entities. FTP Power, LLC is the parent company to each of the three wholly owned subsidiary companies: Sustainable Power Group, LLC, Antelope Big Sky Ranch LLC, and Antelope Solar Greenworks, LLC. sPower is the development and management company, Antelope Solar Greenworks was the original applicant and owner of Los Angeles County CUP No. 201100072, and Antelope Big Sky Ranch is the project company which owns the power purchase agreement (PPA).



Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Galeria".

Ryan Galeria

Project Manager

1.0 DESCRIPTION OF PROJECT

1.1 LOCATION AND SETTING

Sustainable Power Group (sPower, the Applicant) is a utility scale solar photovoltaic (PV) developer, owner, and operator proposing the development of the Antelope Big Sky Ranch solar PV project (the Project) in the western portion of Antelope Valley, located in the northern portion of unincorporated Los Angeles County. The Project was analyzed individually and cumulatively by the Los Angeles County Department of Regional Planning. CEQA analysis via an EIR was completed for all phases of the Project including planning, construction, and operation according to the requirements of CEQA in Section 15161. The Los Angeles Regional Planning Commission approved the Project's conditional use permit (CUP) On June 11, 2014. Refer to Attachment A – CUP Approval

Table 1-1 Project Information

CUP No.	Project Name	Assessor's Parcel Number (APN)	Acres	Megawatts
RCUP 201100076	Antelope Big Sky Ranch LLC	3218-001-002; 3218-002-018, -023; 3203-002-011, -012, -013, -014, -015, -017;	157	20

The Project is located on primarily unproductive farmland that is no longer used for farming. The land use, natural resources, and physical characteristics of the region are summarized below. This is a general description of the Antelope Valley area lands to be utilized.

1.1.1 Overview of the Region

The Project is located in the Antelope Valley in unincorporated Los Angeles County and is west of the Antelope Valley Freeway (State Route 14). The Project site is located at West Avenue I and 120th Street West. Refer to Attachment B – Site Map.

1.1.2 Land Description and Uses

The Antelope Valley consists of high desert terrain bounded by the San Gabriel Mountains to the south, portions of Kern County to the north, Ventura County to the west, and San Bernardino County to the east. The Antelope Valley is characterized by relatively flat land, punctuated by occasional buttes. In general, the Antelope Valley floor is bowl-like, with the low point located near the center of the playas

or dry lakes to the northeast, and consists primarily of alluvium soils. Generally, the area alluvium is composed of unconsolidated to moderately consolidated, poorly sorted cobble, gravel, sand, silt, and clay. Elevation within the Antelope Valley ranges from 2,300 to 3,500 feet above mean sea level (msl).

The Antelope Valley is located in a very arid part of California and as such usually receives less than 10 inches of precipitation per year, mostly in the form of rainfall; infrequent snowfall events are also known to occur within the Antelope Valley. Temperatures within the Antelope Valley range from below freezing in the winter to over 100 degrees Fahrenheit (°F) in the summer. Winter temperatures are typically above freezing.

The Project vicinity includes a variety of land uses, although a majority of the surrounding lands are unoccupied agricultural and grazing lands. The nearest residential communities are Antelope Acres, the Fairmont community, the City of Lancaster, and the City of Palmdale. Land uses surrounding the Project consist of mainly open space areas, agricultural land, low density single family housing, open space areas, and undeveloped grazing lands. Historically, agriculture has been a primary land use in the Antelope Valley. Some properties in the area are still utilized for agriculture; however, because of the declining groundwater levels in the Antelope Valley region and the water adjudication process, the majority of properties have limited supply of water to irrigate crops. Many of these properties have ceased farming activity over the last two decades and remain as unproductive fallow land. South of the Antelope Valley in the San Gabriel Mountains is the Angeles National Forest.

1.2 PROPOSED PROJECTS – BACKGROUND

The Applicant has purchased the real properties and filed applications with the County of Los Angeles to develop and operate the Project. The completion of environmental studies, the siting and planning, and the development of interconnection agreements with Southern California Edison (SCE) have been ongoing since 2010. The lead agency for this document is Los Angeles County (County). The County approved the Project CUP in 2014. The Projects propose to deliver power to the SCE electrical grid in 2016.

The Project would employ a series of PV module arrays to convert sunlight into electrical energy without the use of heat transfer fluid or cooling water. The facility would deliver the electrical output to the existing regional transmission system via an approximately 1-mile generation tie line (gen-tie). The PV modules convert sunlight into low-voltage direct current (DC) power, which is subsequently transformed into alternating current (AC) power through an inverter. The PV modules are made of a semiconductor material through which electrons flow to convert light (photons) into electricity (voltage). This process is known as the PV effect.

The details regarding the Projects' objectives, physical components, construction methods, and operations are described in more detail below.

1.3 PROPOSED PROJECTS OBJECTIVES

The proposed Project would meet the existing and future demand for electricity generated from clean, renewable technology by generating 20 MW of electrical energy from the sun. Recent legislation enacted in California recognizes the multiple benefits associated with the development of renewable energy resources. These benefits include a reduced reliance on fossil fuel, diversification of energy portfolios, reductions in greenhouse gas (GHG) emissions, and the creation of “green” jobs within the state of California.

Additionally, the Project would assist California in meeting the newly established Renewable Energy Portfolio Standards (RPS). Senate Bill 14 established RPS targets for California, stating, “All retail sellers of electricity shall serve 33 percent of their load with renewable energy by 2020.” State government agencies have been directed to take all appropriate actions to implement this target in all regulatory proceedings, including siting, permitting, and procurement for renewable energy power plants and transmission lines. The six proposed PV Project sites qualify as eligible renewable energy resources as defined by the California Public Resources Code and would help the state meet the objective of increasing renewable energy generation. In addition, the Projects would contribute much-needed competitive energy during peak power periods to the electrical grid in California.

As another key objective, the Project has been sited to minimize impacts to the environment and the local community as follows:

- Using disturbed land or land that has been previously degraded from prior use.
- Using existing electrical distribution facilities, rights-of-way (ROWs), roads, and other existing infrastructure where feasible to minimize the need for new electrical support facilities.
- Minimizing impacts to threatened or endangered species or their habitats, wetlands and waters of the United States, cultural resources, and sensitive land uses.

1.4 Minimizing Water Use

The Project would utilize PV technology on fixed-tilt or tracker mounting supports. The Projects would first consist of construction and then operation of the facility. The proposed PV Project would be constructed in phases and then operated for an estimated 35 years. Construction would generally take place during normal daylight hours and would conform to County construction requirements. Each Project would consist of the following elements:

- PV modules

- PV module mounting system
- Balance of system and electrical boxes (e.g., combiner boxes, electrical disconnects)
- Substation
- Electrical inverters and transformers
- Electrical AC collection system, including switchgear
- Data monitoring equipment
- Generation tie line
- Access roads and chain link perimeter security fencing

The other major components of the proposed Projects are described in more detail below.

1.4.1 Solar PV Generating Facilities

Solar Generating Facilities (SGFs) are designed for optimum performance and ease of maintenance. The Project would consist of a series of PV module arrays mounted on racking systems, which are typically supported by a pile-driven foundation design. The foundation design would be determined based on the full geotechnical survey. The module mounting system, or racking system, would have a fixed-tilt or tracker PV array configuration and would be oriented south to maximize the amount of incident solar radiation absorbed over the course of the year. The type and number of piles used to support the racking system will be similar if either the fixed-tilt or tracking PV array configuration is used and the worst case scenario has been analyzed.

Electricity from a series of PV arrays would be funneled and combined at combiner boxes located throughout the SGF. The electrical current would then be further collected and combined prior to feeding the inverters. The SGF would be laid out in a PV block design to allow adequate area for maintenance in the way of clearances or access roads.

Inverters would be consolidated in areas to minimize cable routing and trenching and ensure minimal electrical losses. The AC out from the inverters would be routed through an AC collection system and consolidated within system switchgear. The final output from the SGF would be processed through a transformer to match the interconnection voltage. Electrical safety and protection systems would be provided to meet utility, International Organization for Standardization, and regulatory codes and standards. The energy would be delivered to the regional electrical distribution network.

A security perimeter fence with appropriate signage for public protection would be installed. Points of ingress/egress would be accessed by locked gates for facility services and maintenance.

Additional information for the specific elements of the SGFs is provided in the following sections.

1.4.2 Photovoltaic Modules

The SGF would require installation of PV modules. The total number of PV modules required would depend on the technology selected, optimization evaluation, and detailed design. The market conditions, economic considerations, and the environmental factors would be taken into account during the detail design process. The following PV module technologies or equivalent are being considered for incorporation into the Project:

- PV thin-film technology
- PV crystalline silicon technology
- Fixed-tilt configuration
- Tracking design configuration

The modules configured with a fixed tilt would be oriented toward the south and angled at a degree that would optimize solar resource efficiency. For the tracking configuration, the modules would rotate from east to west over the course of the day. Modules would be non-reflective and highly absorptive.

1.4.3 Standard Installation, Array Assembly, and Racking

There are a variety of module mounting systems and manufacturers of PV panels available in the solar industry, the majority of which can be mounted on a variety of foundations. Fixed-tilt, single-axis trackers, and dual-axis trackers, all of which provide various levels of energy efficiency, are under consideration for the PV Projects. The final racking system would be determined by optimization evaluations and economic assessments and incorporated into the detailed design.

The module mounting system provides the structure that supports the PV module arrays regardless of the technology selected (fixed-tilt or tracking). The foundation for the mounting system is typically steel pipe/pile, which would be driven into the soil using pneumatic techniques, similar to hydraulic pile driving. For either the fixed-tilt or tracking configurations, minimal site preparation is necessary as the pile system can be designed to accommodate variations in site topography. The final foundation design would be determined based on the geotechnical survey for each of the PV Project locations. Once the foundation has been installed, the module mounting system would be installed on it. For a tracking configuration, motors would be installed to drive the tracking mechanism. The PV modules would be delivered to each site during construction to support the installation schedule.

The module mounting system would be oriented in rows within a PV design block, presenting a standard and uniform appearance across the facility. The panel configuration would be uniform in height and width.

1.4.4 Collection, Inverters, AC Collection, and Transformers

Modules would be electrically connected into strings. Each string would be funneled by electrical conduit (typically underground) wiring to combiner boxes located throughout the solar field power blocks. The output power cables from the combiner boxes would be again consolidated and feed the DC electricity to inverters, which convert the DC to AC.

Underground electrical cables would be installed using ordinary trenching techniques, which include excavation of trenches to accommodate conduits. Wire depth and trench backfill would be in accordance with local, state, and federal codes.

The AC energy would be stepped up to the appropriate interconnection voltage by system transformers to match the voltage at the grid interconnection. As required, switchgear cabinetry would be provided where necessary for circuit control.

All electrical inverters, transformers, and gear would be placed on concrete foundation structures.

Commissioning of equipment would include testing, calibration of equipment, and troubleshooting. All electrical equipment, inverters, collector system, and PV array systems would be tested prior to commencement of commercial operations.

1.4.5 Proposed Project Substations

The Project will connect to a collector substation, located in the City of Lancaster.

1.4.6 Proposed Project Underground Cable

The Project will include array fields located on both the west and east sides of 90th Street West. Underground cable will be used to connect the portion of the array field located to the east of 90th Street to the remainder of the facility located on the west side of the road.

The Project will consist of multiple array blocks, with each block containing one or more inverters. Each inverter would be fully enclosed and pad mounted and would be approximately 90 inches in height. The AC output of two inverters would be fed via underground cable into the low-voltage side of the inverter step-up transformer, generally within 20 feet of the inverters. Each transformer would be mounted on a concrete pad and enclosed together with switchgear and a junction box. Transformers are typically 87 inches in height. The high-voltage output of the transformer would be combined in series via underground collector cables to the junction box of the nearest transformer, ranging from as little as 60 feet to as much as 700 feet. Attachment C - Underground Buried Cabling Details, shows the general manner in which the underground buried cables would make the proposed roadway crossing.

1.4.7 Data Collection Systems

Each Project would be designed with a comprehensive Supervisory Control and Data Acquisition (SCADA) system for remote monitoring of facility operation and/or remote control of critical components. Within the site, the fiber optic or other cabling required for the monitoring system, would be installed with the gathering line system throughout the solar field leading to a centrally located (or series of appropriately located) SCADA system cabinets. The external telecommunications connections to the SCADA system cabinets may be through either wireless or hard-wired telecommunications to a centralized data collection center.

The system would also include a permanent meteorological data collection system. The station would have several weather sensors: a pyranometer for measuring solar irradiance, a thermometer to measure air temperature, a barometric pressure sensor, and two wind sensors to measure speed and direction. These sensors would be connected to a data logger, which would compile the data for transmission to the data collection center.

1.4.8 Proposed Project Construction

Construction of the Project facilities consists of three major phases: (1) site preparation, (2) PV system installation testing and startup, and (3) site cleanup/restoration. BMPs would be required during all construction phases of the Project. A Storm Water Pollution Prevention Plan incorporating BMPs for erosion control would be prepared and approved before the start of construction. The Project would also comply with applicable post-construction water quality standards adopted by the Regional Water Quality Control Board (RWQCB).

1.4.9 Site Preparation

Construction of each PV facility would begin with initial mowing and fine grading for the substation areas. The substation areas will initially be utilized as the project staging areas. Subsequent areas to be graded would include internal Project roads and equipment pad locations. Access to the sites from public roads would be improved to appropriate standards for the construction period. The staging areas typically include construction offices, a first aid station and other temporary buildings, worker parking, truck loading and unloading facilities, and an area for system assembly. The staging areas for all but Project 6 would ultimately be the locations for each Project's onsite substation. Road corridors would then be surveyed, cleared, and graded to bring equipment, materials, and workers to the areas under construction. Road-grade palliatives such as calcium chloride or comparable would be applied to control dust on graded roads as well as staging areas. Buried electrical lines, PV array locations, and the locations of other facilities may be flagged and staked in order to guide construction activities. Each site would be enclosed by a security fence. The fenced area would include at least two gates. A secured

controlled main access gate would be located at the entrance. BMPs for erosion control and sedimentation controls would be employed during site preparation.

1.4.10 PV System Installation

PV system installation includes earthwork, grading, and erosion control, as well as construction of the plant substation and erection of the PV modules, supports, and associated electrical equipment. System installation would begin with teams installing the steel/concrete piers support structures. The exact design would be finalized pending evaluation of soil conditions. The proposed method of installation would be the use of vibration-driven pile foundations. This step would be followed by panel installation and electrical work.

A very limited volume of concrete would be required for the substation footings, foundations, pads for the transformers, and other substation equipment. The Applicant does not propose to use excavated and poured footings or foundations for the PV arrays. Concrete would be produced at an off-site location by a local provider and transported to the Project sites by truck. The enclosures housing the inverters have a pre-cast concrete base. Final concrete specifications would be determined during detailed design engineering consistent with applicable building codes.

The primary site preparation method for the PV modules would be mowing because the majority of the site is very flat with little change in topography. However, there may be a few instances where limited earthwork, including ponding area leveling of less than one foot in depth, and erosion control cultivation may be required to accommodate the placement of PV arrays. Other than required grading for roads, pads, and drainage features, and standard trenching and installation work, no other earthwork would be performed within the array areas. Erosion control techniques used during construction may include the use of silt fencing, straw bales, temporary catch basins, inlet filters, and truck tire muck shakers. Construction of the PV arrays includes the installation of support beams, module rail assemblies, PV modules, inverters, transformers, and buried electrical cables.

Wastes generated during construction may include the following: cardboard, wood pallets, copper wire, scrap steel, common trash, and wood wire spools. The Applicant does not expect to generate hazardous waste during construction. However, field equipment used during construction would contain various hazardous materials such as hydraulic oil, diesel fuel, grease, lubricants, solvents, adhesives, paints, and other petroleum-based products contained in construction vehicles.

1.4.11 Operations and Maintenance

Upon commissioning, the Projects would enter the operational phase. For the duration of the operational phase, the Projects would be operated and monitored remotely by a third party contractor, with an assumed two on-site visits for security, maintenance, and system monitoring per quarter (total of eight trips per year) by two third party employees in one light duty truck, and two on-site visits by

four third party employees for biannual panel washing that includes one light duty truck and one water truck. Therefore the trips would be no more than 10 trips annually for security, maintenance, system monitoring and panel washing. There would be no personnel stationed on-site full time during operations. The PV arrays would produce electricity passively with minimal moving parts; therefore, maintenance requirements would be limited. Any required planned maintenance would be scheduled to avoid peak-load periods, and unplanned maintenance would typically be responded to as needed depending on the event. These assumptions were incorporated into the air quality and transportation analyses presented in the EIR.

Other operational details are summarized in the following sections.

1.4.11.1 Operations

The Applicant would ensure consistent and effective facility operations by:

- Responding to automated alarms based on monitored data, including actual versus expected tolerances for system output and other key performance metrics
- Communicating with customers, transmission system operators, and other entities involved in facility operations

1.4.11.2 Maintenance

Project maintenance performed on the sites would consist of equipment inspection and replacement. Maintenance would occur during daylight hours when possible. However, maintenance activities on the PV modules and DC systems may be performed at night. Maintenance program elements include:

- Managing a group of prequalified maintenance and repair contractors who can meet operation and maintenance needs of the facility throughout its life
- Creating a responsive, optimized cleaning schedule
- Responding to plant emergencies and failures in a timely manner
- Maintaining an inventory of spare parts to ensure timely repairs and consistent plant output
- Systematically maintaining a log to effectively record and track all maintenance problems
- Performing maintenance of the site as required to clear obstructive ground cover

1.4.12 Security

To ensure the safety of the public and the facilities, the sites would be fenced and signs would be posted. Security measures would be installed as necessary to mitigate and/or deter unauthorized access. Access to the sites would be controlled and gates would be installed at the roads entering the property.

1.4.13 Decommissioning Plan

A Decommissioning Plan for the Project would be prepared and submitted for approval to Los Angeles County prior to obtaining the grading permit. The plan would assure the land is protected during operations and returned as closely as possible to its original state upon termination of the use of the land as a SGF.

It is unknown at this time if solar energy electricity production would continue to be utilized on this land in excess of 35 years, and thus the future long-term use of the site beyond 35 years is unknown.

1.4.13.1 Timeline for Decommissioning Plan

The life of the facility is presently proposed to be 35 years. The Decommissioning Plan would be implemented in the early summer of the year or year following the time of facility closure thus allowing the site reclamation to be completed outside of the rainy season and before winter begins. In the event the Project should cease operations prior to completion of the 35-year estimated life of the Project, applicable provisions of the Decommissioning Plan would commence.

BOND
REQUIRED - IN THE
AMT. DETERMINED
BY COST TO
REMOVE &
IMPROVE

Attachment A

CUP Approval

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814



County Clerk

County of: Los Angeles Environmental Findings
Address: 12400 E. Imperial Hwy., #1101
Norwalk, CA 90650

From:

Public Agency: LA County Regional Planning
Address: 320 W Temple St, 13th Floor
Los Angeles, CA 90012

Contact: Mr. Kim Szalay

Phone: 213 374-4876

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2012061068

Project Title: Project No. R2011-00807, CUP No. 201100076

Project Applicant: Antelope Solar Greenworks, LLC

Project Location (include county): 97th Street West and West Avenue I, Lancaster, CA

Project Description:

52 megawatt solar photovoltaic electricity generation facility on 256 acres and associated transmission lines

ORIGINAL FILED

JUN 12 2014

1. The project ☐ will ☒ will not have a significant effect on the environment. **LOS ANGELES, COUNTY CLERK**
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

320 West Temple Street, Los Angeles, CA 90012, Room 1362

Signature (Public Agency): Kim Szalay Title: Principal Regional Planner

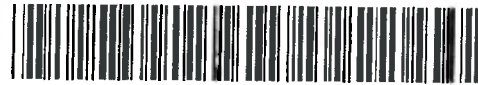
Date: June 11, 2014

Date Received for filing at OPR:

This page is part of your document - DO NOT DISCARD



20141011035



Pages:
0079

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/24/14 AT 01:53PM

FEES:	249.00
TAXES:	0.00
OTHER:	0.00
PAID:	249.00



LEADSHEET



201409243340031

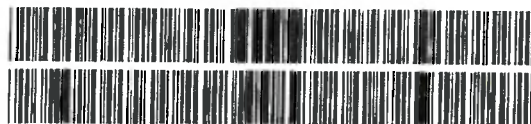
00009659509



006411883

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME SPOWER, ATTN RYAN GALERIA

MAILING 2 EMBARCADERO CENTER
STE 410

CITY, STATE, ZIP CODE

SAN FRANCISCO, CA 94111

09/24/2014



20141011035

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE

AFFIDAVIT OF ACCEPTANCE



Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss

REGARDING: PROJECT NO. R2011-00807 (Project 4)
CONDITIONAL USE PERMIT NO. 201100076
97th Street West and West Avenue I, Lancaster, CA
APN(S): 3218-002-018, 3218-002-023, 3203-002-015, 3203-002-017, 3218-001-002,
3218-001-003, 3218-001-004, 3203-002-011, 3203-002-012, 3203-002-013,
3203-002-014, 3219-019-011

I/We the undersigned state:

I am/We are the permittee/owner of the real property described above. I am/We are aware of, and accept, all the stated Findings and Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of **\$3,600.00** payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 15th day of July, 20 14

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name:

Megan Cramer

Address:

2749 E Parley's Way, Suite #310

City, State, Zip:

Salt Lake City, UT 84109

Signature:

[Signature]

Owner's Name:

Address:

City, State, Zip:


Signature:

SIGNED IN COUNTERPART

State of Utah)
 §

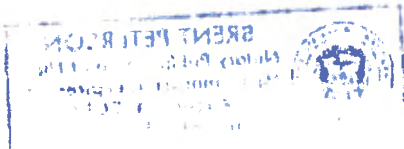
County of Salt Lake)

On this 1 , day of July , 2014 , personally appeared before me
Ryan Creamer, whose identity is personally known to me (or proven on the basis of
satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Chief
Executive Officer of Sustainable Power Group, LLC and that said document was signed by
him in behalf of said Corporation by Authority of its Bylaws, and said
Ryan Creamer acknowledged to me that said Corporation executed the same.



Notary Public







Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss

REGARDING: PROJECT NO. R2011-00807 (Project 4)
CONDITIONAL USE PERMIT NO. 201100076
97th Street West and West Avenue I, Lancaster, CA

APN(S): ~~3218-002-018, 3218-002-023, 3203-002-015, 3203-002-017, 3218-001-002,~~
~~3218-001-009, 3218-001-004, 3203-002-011, 3203-002-012, 3203-002-013,~~
~~3203-002-014, 3219-019-011~~

I/We the undersigned state:

I am/We are the permittee/owner of the real property described above. I am/We are aware of, and accept, all the stated Findings and Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$3,600.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 21 day of JULY, 20 14

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

OWNER'S

Applicant's Name: STEVEN G THOMPSON

Address: 3047 DEC MONTE ST

City, State, Zip: SAN MATEO, CA 94403

Signature: [Signature]

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

SIGNED IN COUNTERPART

ACKNOWLEDGMENT

State of California

County of San Mateo


On July 21, 2014 before me,
William Tsui, Notary Public, personally appeared

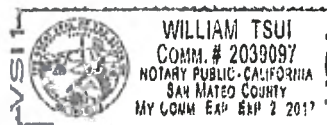
✓ Steven G Thompson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



(Seal)



Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss

REGARDING: PROJECT NO. R2011-00807 (Project 4)
CONDITIONAL USE PERMIT NO. 201100076
97th Street West and West Avenue I, Lancaster, CA
APN(S): 3218-002-018, 3218-002-023, 3203-002-015, 3203-002-017, 3218-001-002,
3218-001-003, 3218-001-004, 3203-002-011, 3203-002-012, 3203-002-013,
3203-002-014, 3219-019-011

I/We the undersigned state:

I am/We are the permittee/owner of the real property described above. I am/We are aware of, and accept, all the stated Findings and Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$3,600.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 10th day of September, 20 14

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: Benjamin Dayan

Address: 606 S Hill St #910

City, State, Zip: Los Angeles CA 90014

Signature: [Signature]

SIGNED IN COUNTERPART

AFFIDAVIT OF ACCEPTANCE

ACKNOWLEDGMENT

State of California

County of Los Angeles

On Sept 10, 2014 before me, Roxanne Banks

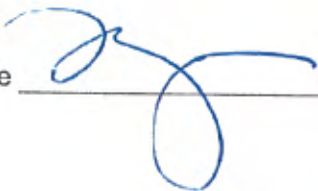
A Notary Public personally appeared Benjamin Dayan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss

REGARDING: PROJECT NO. R2011-00807 (Project 4)
CONDITIONAL USE PERMIT NO. 201100076
97th Street West and West Avenue, Lancaster, CA
APN(S): ~~3218-002-018, 3218-002-023, 3203-002-015, 3203-002-017, 3218-001-002,~~
3218-001-003, 3218-001-004, 3203-002-011, 3203-002-012, 3203-002-013,
3203-002-014, 3219-019-011

I/We the undersigned state:

I am/We are the permittee/owner of the real property described above. I am/We are aware of, and accept, all the stated Findings and Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$3,600.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 10th day of September, 20 14

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: Yigal Hassid

Address: 202 N Cannon Dr

City, State, Zip: BH CA 90210

Signature: [Signature]

SIGNED IN COUNTERPART

AFFIDAVIT OF ACCEPTANCE

ACKNOWLEDGMENT

State of California

County of Los Angeles

On Sept 10, 2014 before me, Roxanne Banks

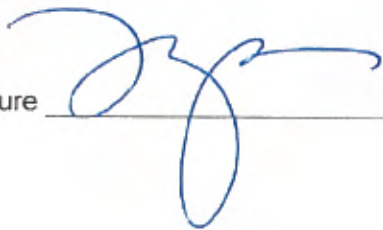
A Notary Public personally appeared Yigal Hassid

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his/her/their authorized capacity(ies), and that by her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss

REGARDING: PROJECT NO. R2011-00807 (Project 4)
CONDITIONAL USE PERMIT NO. 201100076
97th Street West and West Avenue I, Lancaster, CA
APN(S): 3218-002-018, 3218-002-023, 3203-012-115, 3203-002-117, 3218-001-002,
3218-001-003, 3218-001-004, 3203-002-011, 3203-002-012, 3203-002-013,
3203-002-014, 3219-019-011

I/We the undersigned state:

I am/We are the permittee/owner of the real property described above. I am/We are aware of, and accept, all the stated Findings and Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$3,600.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 8th day of September, 2014

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name:

Ryan Creamer

Address:

2749 E. Parley's Way, Ste. 310

City, State, Zip:

Salt Lake City, UT 84107

Signature:

[Signature]

Owner's Name:

Ryan Creamer

Address:

2749 E. Parley's Way, Ste. 310

City, State, Zip:

Salt Lake City, UT 84107

Signature:

[Signature]

SIGNED IN COUNTERPART

State of Utah)

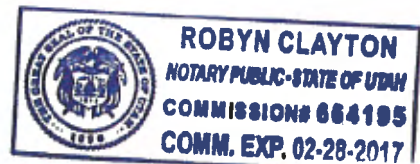
§

County of Salt Lake)

On this 8th day of September, 2014, personally appeared before me Ryan Creamer, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Chief Executive Officer of Sustainable Power Group, LLC and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, and said Ryan Creamer acknowledged to me that said Corporation executed the same.

Robyn Clayton

Notary Public



4010 10 10
10 10 10 10 10 10
10 10 10 10 10 10
10 10 10 10 10 10



Please complete and return to:
 Department of Regional Planning
 320 West Temple Street, 13th Floor
 Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

}ss

REGARDING: PROJECT NO. R2011-00807 (Project 4)
 CONDITIONAL USE PERMIT NO. 201100076
 97th Street West and West Avenue I, Lancaster, CA
 APN(S): ~~3218-002-018, 3218-002-023, 3203-002-015, 3203-002-017, 3218-001-002,~~
~~3218-001-003, 3218-001-004, 3203-002-011, 3203-002-012, 3203-002-013,~~
~~3203-002-014, 3219-019-011~~

I/We the undersigned state:

I am/We are the permittee/owner of the real property described above. I am/We are aware of, and accept, all the stated Findings and Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$3,600.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 30th day of July, 2014

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Please see attached

Applicant's Name: Eva Dayan
 Address: 214 So. ORANGE DR
 City, State, Zip: LA, CA, 90036
 Signature: Eva Dayan
 Owner's Name: Eva Dayan
 Address: 214 So. ORANGE DR
 City, State, Zip: LA, CA, 90036
 Signature: Eva Dayan

SIGNED IN COUNTER PART

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

} SS.

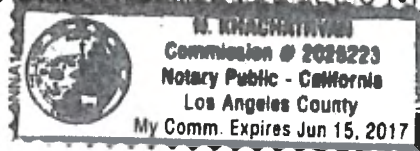
On 7/30/2014 before me, N Khachatryan, Notary Public
DATE Name, Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Eva Dayan ,
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Signature Of Notary Public

Place Notary Seal Above

OPTIONAL

Though the data is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Affidavit of Acceptance

Document Date: 7/30/14 Number of Pages: 1

Signer(s) Other Than Named Above: _____

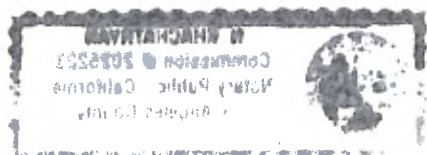
CAPACITY(IES) CLAIMED BY SIGNER

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partnership - ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMPRINT
OF SIGNER
Top of thumb here





Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss

REGARDING: PROJECT NO. R2011-00807 (Project 4)
CONDITIONAL USE PERMIT NO. 201100076
97th Street West and West Avenue I, Lancaster, CA
APN(S): 3218-002-018, 3218-002-023, 3203-002-015, 3203-002-017, 3218-001-002,
3218-001-003, 3218-001-004, 3203-002-011, 3203-002-012, 3203-002-013,
3203-002-014, 3219-019-011

I/We the undersigned state:

I am/We are the permittee/owner of the real property described above. I am/We are aware of, and accept, all the stated Findings and Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$3,600.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 22ND day of JULY, 20 14

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

SEE ATTACHED NOTARY
7/22/14 mms

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: ANITA M. STEVENS

Address: 323 PASEO PACIFICA

City, State, Zip: ENCINITAS, CA 92024

Signature: Anita M. Stevens

SIGNED IN COUNTERPART

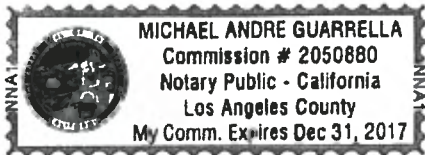
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of Los Angeles

On JULY 22, 2014 before me, MICHAEL ANDRE GUARRELLA, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared ANITA M. STEVENS
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: AFFIDAVIT OF ACCEPTANCE Document Date: 7/22/14

Number of Pages: 1 Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: ANITA M. STEVENS

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
201406120480016
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE
LA COUNTY REGIONAL PLANNING			06/12/2014
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
LA/CA			2014160046
PROJECT TITLE			
PROJECT NO. R2011-00807, CUP NO 201100076			
PROJECT APPLICANT NAME			PHONE NUMBER
KIM SZALAY			(213)974-4876
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
320 W TEMPLE ST 13TH FLOOR	LOS ANGELES	CA	90012
PROJECT APPLICANT (Check appropriate box):			
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	3,029.75
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,181.25	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	75.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	0.00

PAYMENT METHOD:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other _____	\$	3,104.75
--	----	----------

SIGNATURE	TITLE
X <i>J. Han</i>	ITC

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 201406120480016
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY LA COUNTY REGIONAL PLANNING			DATE 06/12/2014
COUNTY/STATE AGENCY OF FILING LA/CA			DOCUMENT NUMBER 2014160046
PROJECT TITLE PROJECT NO. R2011-00807, CUP NO 201100076			
PROJECT APPLICANT NAME KIM SZALAY			PHONE NUMBER (213)974-4876
PROJECT APPLICANT ADDRESS 320 W TEMPLE ST 13TH FLOOR	CITY LOS ANGELES	STATE CA	ZIP CODE 90012
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$ 3,029.75
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,181.25	\$ 0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other		\$ 0.00

PAYMENT METHOD:

☐ Cash
 ☐ Credit
 ☒ Check
 ☐ Other _____

SIGNATURE

X

Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

Business Filings

NORWALK

Cashier: F. HARRIS



Thursday, June 12, 2014 1:51 PM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee 1		\$75.00
2014160046		
NoD - Environmental Impac 1		\$3,029.75
2014160046		

Total \$3,104.75

Total Documents: 1

Customer payment(s):

Check \$3,104.75

Check List: #2741 \$3,104.75



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 16, 2014

Attention: Ryan Galeria
Antelope Solar Greenworks, LLC
2 Embarcadero Center
Suite 410
San Francisco, CA 94111

REGARDING: PROJECT NO. R2011-00807 (Project 4)
CONDITIONAL USE PERMIT NO. 201100076
97TH STREET WEST AND WEST AVENUE I, LANCASTER, CA
APNs: 3218-002-018, 3218-002-023, 3203-002-015, 3203-002-017,
3218-001-002, 3218-001-003, 3218-001-004, 3203-002-011, 3203-002-012, 3203-002-013, 3203-002-014, 3219-019-011

The Regional Planning Commission, by its action of **June 11, 2014** has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **June 26, 2014**. Appeals must be delivered in person.

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Mr. Kim Szalay of the Special Projects Section at (213) 974-876, or, by email at kszalay@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Samuel Z. Dea, Supervising Regional Planner
Special Projects Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement North Area

SZD:KKS

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2011-00807-(5)
CONDITIONAL USE PERMIT NO. 201100076**

PROJECT 4 ANTELOPE SOLAR GREENWORKS

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on June 11, 2014, in the matter of Project No. R2011-00807-(5), consisting of Conditional Use Permit No. 2011000076 ("CUP"). The CUP is referred to as the "Project Permit." The Commission previously conducted a duly-noticed hearing on the Project Permit on May 7, 2014.
2. Project 4 Antelope Solar Greenworks is one of six projects cumulatively called Silverado Power West, Los Angeles County Projects 1-6 ("Projects 1-6").
3. The County Hearing Examiner conducted a duly-noticed public hearing on February 1, 2014 to take testimony on the Draft Environmental Impact Report ("Draft EIR") for Projects 1-6.
4. The permittee, Antelope Solar Greenworks, LLC ("Permittee"), requests the Project Permit to authorize a 52 Megawatt ("MW") solar photovoltaic electricity generation facility and construction of a water tank in the proposed A-2-2 (Heavy Agriculture-two acres minimum required area) zone ("Project") on a property located on 256 acres near the intersection of 97th Street West and West Avenue I in the West Antelope Valley within unincorporated Los Angeles County ("Project Site") pursuant to the Los Angeles County Zoning Ordinance ("County Code") Section 22.24.150.
5. The Project Site is 256 gross acres in size and consists of 12 legal lots. The Project Site is vacant and irregular in shape with flat, previously tilled topography.
6. The Project Site is located in the Antelope Valley West Zoned District and is currently zoned A-2-2.
7. The Project Site is located within the N-1 (Non-Urban 1) land use category of the Antelope Valley Areawide General Plan Land Use Policy Map.
8. Surrounding Zoning within a 500-foot radius includes:
 - North: A-2-2 & A-2-1
 - South: A-2-2 & R-R-5,
 - East: A-2-2, A-2-1 & City of Lancaster
 - West: A-2-2 & City of Lancaster
9. Surrounding land uses within a 500-foot radius include:
 - North: N-1 & City of Lancaster

South: N-1
East: N-1 & City of Lancaster
West: N-1 & City of Lancaster

10. The Project Site is in an undeveloped state and little to no farming or other permitted activities have taken place at the site in recent times.

11. The site plan for the Project depicts a required 20-foot setback from the solar arrays to the subject Project's property line, which setback may also include a vegetative buffer 10 feet in width for locations across from sensitive uses. An additional required 10-foot "slope easement" would be dedicated to the County as part of the public rights-of-way around the project. The Project Site would include a perimeter safety and security fence eight feet in height including three-strand barbed wire at the top to protect the public from high voltage electricity and to protect the facility from intrusion. Construction internal to the site would be comprised of solar panels set in arrays with associated inverters, transformers, and two internal substations, with access through the site by compacted interior dirt roads. All of the subject property, with the exception of above-mentioned buffers, would be used for construction of arrays and appurtenant facilities to generate solar photovoltaic electricity. Interior drainage basins are required to insure that stormwater flows match pre-existing conditions as it flows through the subject site. The electricity generated would be transmitted through underground transmission lines to tie in to the electrical grid using existing transmission lines or through additional lines limited in length, to the nearest point of connection as depicted on the site plan. The Project Site would include the following elements:

- Temporary meteorological station (on two sites – Project 4 Antelope Solar Greenworks, and Project 6 Lancaster WAD)
- PV modules
- PV module mounting system
- Balance of system and electrical boxes (e.g., combiner boxes, electrical disconnects)
- Two Substations
- Electrical inverters and transformers including service parking areas
- Electrical AC collection system, including switchgear
- Data monitoring equipment
- Generation tie line
- Access roads and chain link perimeter security fencing
- Mobile sanitation and drinking water facilities
- 10,000 gallon fire-flow water supply tank
- No permanent operations or other buildings are proposed.

12. The Project Site is accessible via West Avenue I, Lancaster Boulevard, and West Avenue J. Primary access to the Project Site will be via entrances/exits on all three access streets as depicted on Exhibit "A".

13. The Project does not propose permanent buildings such as operations and maintenance buildings, therefore the Project only requires parking spaces for operational service vehicles. Construction parking is required to be located at least 1,000 feet from sensitive receptors such as private residences.
14. From 2011 to 2013, prior to the Commission's public hearing on the Project, the permittee performed public outreach and provided documentation to substantiate efforts of working with the community. Meetings included development of dust mitigation strategies with local organizations to mitigate Project-related fugitive dust, and meetings with Town Councils and residents to receive comments and concerns and provide information regarding Project proposals related to their comments.
15. The Department of Public Works provided Project conditions for water supply, drainage and grading, road improvements. The Fire Department provided Project conditions for water storage facilities, access, and special requirements for vegetation management and fire control, electrical equipment, and other specialized fire protection measures. The Department of Public Health provided Project conditions for potable water supply, wastewater disposal, and noise. The Department of Parks and Recreation has no specific trail or other requirements for this Project 4. All of these conditions from various departments have been included in conditions of approval.
16. The Department of Regional Planning, on behalf of the County as lead agency pursuant to the California Environmental Quality Act (California Public Resources Code section 21000 et seq.) ("CEQA"), conducted an Initial Study for the proposed Project and determined that an environmental impact report ("EIR") was necessary. The Department sent to agencies a Notice of Preparation for the EIR. The Department conducted a Scoping Meeting on February 1, 2014 and received comments from the Antelope Valley West community regarding concerns over air quality, noise, traffic safety, water supply, and visual aesthetics. A Draft EIR was prepared which evaluated the potential project-specific and cumulative environmental impacts of the Project and related projects. The Draft EIR was published for public comment on January 6, 2014 and the comment period closed on February 19, 2014. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") and the CEQA Findings of Fact, have been prepared for this project. After the close of the comment period for the Draft EIR, a Final EIR was prepared in accordance with section 15089 and 15132 of the CEQA Guidelines. The Final EIR includes the Draft EIR, corrections to the Draft EIR, an introduction to the applicable CEQA process, responses to all timely public comments on the Draft EIR, the MMRP, CEQA Findings of Fact, and referenced appendices.
17. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting. Additional notification was made available on County's website.

18. Twenty members of the public provided additional written comments regarding Projects 1-6 during the 30-day comment period two weeks prior to the Planning Commission public hearing, and received up to the time of preparation of this report. All other comments received are forwarded to the Planning Commission up to the day of the hearing.
19. No comments specifically in favor of the Projects were received at the time of preparation of this report.
20. Eighteen comments opposed to the Projects were received at the time of preparation of this report including comments requesting more time to review Project documents, air quality and noise impacts to adjacent residences during construction, health concerns regarding fugitive dust, construction safety, traffic safety related to Project 6 located adjacent to SR 138, amount of mitigation lands, impacts to views, plants, and animals, and requests for the Planning Commission to hold its hearing near the Projects in the Antelope Valley.
21. Two comments neither in favor nor opposed to the Projects were received at the time of preparation of this report including comments about Projects 1-6 public review processes and suggesting alternatives to Project 2 site regarding impacts to flowers. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*
22. The Commission held a duly-noticed public hearing on the Project Permit on June 11, 2014. The Commission heard a presentation from Regional Planning staff and testimony from representatives of the permittee and members of the public. The permittee testified that the Project will contribute to renewable energy goals of the State and the County, provide construction jobs, and have minimal impact on the local community. Project opponents expressed to the Commission in written correspondence and oral communications regarding the Project's potential negative effects on local residents' health during construction due to fugitive dust, the visual and aesthetically unpleasing aspects of the project, and the potential of the project to create safety and noise concerns during construction.

After hearing all testimony, the Commission closed the public hearing, adopted the EIR and MMRP, and approved the Project Permit with the change to Condition 25.d requiring deletion of 25.d.v.
23. The Commission finds that the Project is consistent with the County of Los Angeles General Plan ("General Plan") and the Antelope Valley Areawide General Plan ("Areawide Plan") N1 (Non-Urban 1) land use designation applicable to the Project. The Project meets the definition of "utility and communication installations" referenced in the listing of public and semi-public uses in the General Plan (Page LU-15) and non-urban non-residential land uses allowed in remote areas designated Non-Urban 1 in the Areawide Plan (page VI-5).
24. The Commission finds that the Project is consistent with the applicable Policies of each of the Elements of the General Plan as set forth below.

25. The Commission finds that the Project is consistent with the policies of the Conservation and Open Space Element which includes encouraging support for renewable energy such as solar energy generation, encouraging support for cost-saving incentives for such alternative energy sources, avoiding development in Significant Ecological Areas, and protecting panoramic views through low-profile development. Project 4 is not within an SEA and is a low-profile development.
26. The Commission finds that the Project is consistent with the policies of the Land Use Element requiring planned developments to avoid land use conflicts with neighboring activities. Though development of the Project may have a temporary negative effect on some adjacent residential properties during construction, long term operations of the Project is passive in relationship to neighboring land uses.
27. The Commission finds that the Project is consistent with the policies of Economic Development Element encouraging the location of renewable energy generation projects within the unincorporated areas of the County and helping meet State mandates for renewable energy production.
28. The Commission finds that the Project is consistent with the policies of Circulation, Housing, Noise, Safety, and Public Facilities Elements. The Project makes no significant impacts to traffic, proposes no housing, requires no additional public facilities, and has no significant impacts regarding noise and safety considerations during construction and operation of the Project.
29. The Commission finds that the Project is consistent with the applicable policies of each of the Elements of the Areawide Plan as set forth below.
30. The Commission finds that the Project is consistent with the applicable policies of the Land Use Element, Balance of Development in relationship to existing development surrounding the Project and in relationship to cumulative related projects proposed in the surrounding area within a five-mile radius, as follows. Twenty-two solar projects previously proposed in the unincorporated County have withdrawn applications for conditional use permits. Only a few applications for solar projects remain in process in the County. The Project does not create a situation causing an over-balance of solar development in the Antelope Valley.
31. The Commission finds that the Project is consistent with the applicable policies of the Land Use Element, Hillside Management, as follows. The Project has no hillside slopes in excess of 25 percent.
32. The Commission finds that the Project is consistent with the applicable policies of the Land Use Element, Floodplain Management, as follows. The Project is not located in a Floodplain or Flood Zone.
33. The Commission finds that the Project is consistent with the applicable policies of the Land Use Element, Sensitive Land Uses, as follows. The Project avoids disrupting highly environmentally sensitive lands by using previously disturbed

properties and by maintaining natural flow of stormwaters through the Project Site. Groundwater from the adjudicated basin is left untouched as out-of-basin or recycled water supply is proposed for use during construction and operations.

34. The Commission finds that the Project is consistent with the applicable policies of the Land Use Element, Agricultural Lands, as follows. Project 4 is not currently farmed. Though the Project includes a property with Prime Farmland designation, it has not been farmed for more than 10 years and thus use for solar development would not impact any farming activity nor interfere with any adjacent or nearby farm operations. The Department of Conservation has reviewed the Project 4 site and, in a letter dated December 31, 2012, determined that the properties "will be reclassified to Grazing Land on the 2012 edition of the Important Farmland Map for Los Angeles County" which will be published at a later date.
35. The Commission finds that the Project is consistent with the applicable policies of the Land Use Element, Resource Conservation, as follows. The Project does not impact groundwater, would not produce green house gases during operations, and would generate electrical energy rather than use it.
36. The Commission finds that the Project is consistent with the applicable policies of the Community Revitalization, Community Design, and Human Resources Elements, as follows. The Project is consistent with Community Identity/Aesthetics provisions of the Areawide Plan. The Project would locate all electrical transmission lines underground and connect to existing above ground or underground facilities adjacent to the Project Site. The Project will provide additional screening landscaping along certain of the Project's boundaries as depicted in the Project's site plans.
37. The Commission finds that the Project is consistent with the applicable policies of the Community Revitalization, Community Design, and Human Resources Elements, as follows. The Project is consistent with Employment provisions of the Areawide Plan. The Project will provide construction employment opportunities for residences of the Antelope Valley during both construction and operation of the Project.
38. The Commission finds that the Project is consistent with the applicable policies of the Environmental Resource Management Element, Natural Resources, as follows. The Project is consistent with policies regarding resource management as cultural, archaeological, and paleontological resources are protected by Project resource protection requirements. Air quality protections are required for construction of the Project to protect adjacent uses from fugitive dust and other construction emissions.
39. The Commission finds that the Project is consistent with the applicable policies of the Environmental Resource Management Element, Trails, as follows. The Project is not required to provide a public trail easement.
40. The Commission finds that the Project is consistent with the applicable policies of the Noise Abatement Element, Aviation-related Noise and Construction and Operational Noise, as follows. The Project is not located within a sensitive aviation-

related noise contour and all construction noise impacts are mitigated to be below County noise standards.

41. The Commission finds that the Project is consistent with the applicable policies of the Seismic and Public Safety Elements, as follows. All arrays, inverters, transformers, substations, transmission lines, and other equipment must meet building and safety standards for earthquake and fire protections. Perimeter security fencing is required for public safety and property protection purposes.
42. The Commission finds that the Project is consistent with the applicable policies of the Housing, Circulation, Public Services and Facilities, Governmental Services, and Energy Conservation Elements, as follows. The Project proposes no housing, makes no significant impacts to traffic, public services, governmental services and energy conservation. As renewable a energy generation Project, the Project would provide a large scale reduction in energy used to produce electricity compared to a traditional fossil fuel energy generation facility of similar output.
43. The Commission finds that the Project is consistent with the Areawide Plan Non-Residential Uses in Non-Urban Areas Location, Access, and Design Guidelines as set forth below.
44. The Commission finds that the Project is consistent with the Location Guidelines of the Areawide Plan as follows. The Project is located on previously disturbed land surrounded by mostly vacant properties with two existing developments located across from the northeast boundary, one development across from the southeast boundary, and three developments across from the southwest boundary of the Project site. Some agricultural uses are in the general vicinity. Proposed daily operations are considered relatively passive similar to existing surrounding uses. Existing primary roadways would be retained for maintaining existing circulation patterns in the area. Existing utilities, other public services, and infrastructure are available to the Project. The Project provides native landscaping and open space buffering along significant adjacent roadways as visual mitigation for public passersby. The relatively flat topography, distance from known active faults, and previously farmed and disturbed property, make the location suitable for the proposed photovoltaic solar electricity generation development.
45. The Commission finds that primary access is consistent with access guidelines of the Areawide Plan as follows. The Project provides primary access from existing adjacent streets having low traffic volumes. Transport of materials during construction of the Project largely avoids existing residential communities.
46. The Commission finds that the design of the Project is consistent with the Design Guidelines of the Areawide Plan as follows. Solar panel arrays are to be of the low-profile fixed tilt or tracking variety which will not block views to the Tehachapi Mountains to the north and other vistas to the south, east or west from the nearby roadways. Additionally, native drought-tolerant shrubs, drought tolerant trees, and other drought-tolerant plantings are proposed to screen the frontages of solar panel development along sensitive frontages on this Project. Using as natural a placement

of plantings as possible and temporary drip systems to establish the plantings are proposed. Perimeter chain link fencing is proposed for security and safety purposes. No outdoor advertising is proposed nor permitted. Minimal security lighting shielded downward is proposed which will minimize visual impacts to neighboring properties and wildlife.

47. The Commission finds that the Project is consistent with the applicable zoning designation for the Project Site. The Project complies with Section 22.24.150 of the County Code, Uses Subject to Permits, which lists the following use as permitted provided a Conditional Use Permit is obtained, "Electric distribution substations, electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof." The Project is a photovoltaic solar power electricity generation plant with distribution substations and transmission lines and complies with the applicable regulations of the County Code. The Project meets zoning regulations for yard requirements, fences and walls as modified by the conditional use permit, outside storage, low-impact development, green building, drought-tolerant landscaping, and parking requirements of one parking space per two employees during operations.
48. The Commission finds that the Project is compatible with the surrounding area in which the Project is located, as follows. The Project location uses previously disturbed land, is located near existing infrastructure such as existing transmission lines and/or substation facilities and public rights-of-way, is located away from highly populated areas and is in areas where impacts to threatened or endangered species and/or their habitats is minimized.
49. The Commission finds that in addition to the information required in the permit application, the applicant substantiates the burden of proof for a conditional use permit found in Section 22.56.040 of the Los Angeles County Code subject to compliance with the conditions of approval including all associated mitigation measures in the MMRP.
50. The Commission finds that the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, as follows. The Project is surrounded predominantly by vacant land and several residences or similar developments. The Project is an operationally passive Project that generates minor impacts which can be mitigated with no remaining significant environmental impacts on the surrounding area.
51. The Commission finds that the requested use at the location proposed will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, as follows. The Draft EIR concludes that the Project's mitigation measures would reduce any environmental impacts to a less than significant level, and therefore that the construction and operation of the Project would not limit, hinder or denigrate the use of properties in the vicinity of the Project.
52. The Commission finds that the requested use at the subject location will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or

general welfare, as follows. Since areas of concern regarding the Project are mitigated to a level of no significant impact on the environment. Additionally, the Project requires various measures such as a fire-flow water tank for each site, perimeter fencing, buffer areas, and limited night security lighting to minimize the potential of hazardous situations arising from the Project. Additional dust control measures are required in the conditions of approval to further reduce health and visual effects of fugitive dust.

53. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required or modified in order to integrate said use with the uses in the surrounding area, as follows. The Project provides sufficient space including proposals to maximize buffering and safety in relationship to surrounding properties.
54. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, as follows. The Project requires minimal long-term use of roads for ongoing operations, therefore the current access and road conditions require minimal improvements to carry on the proposed use. Any damage to existing or improved local roadways caused by project construction and/or operations is required to be repaired at the applicant's expense as required by mitigation measures and conditions of approval.
55. The Commission finds that the proposed site is adequately served by other public or private service facilities as are required, as follows. All required and needed public and private service facilities would be met for the Project.
56. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 35 years.
57. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Antelope Valley West community. On April 3, 2014, a total of 611 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 70 notices to those on the courtesy mailing list for the Antelope Valley West Zoned District and to any additional interested parties.
58. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
59. The Commission finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document

Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, and Findings of Fact, and finds that they reflect the independent judgment of the Commission. The Findings of Fact are incorporated herein by this reference, as set forth in full.

60. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the Final EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.
61. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.
62. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING CONCLUDES THAT:

Regarding the Conditional Use Permit:

- A. the proposed use with the attached conditions will be consistent with the adopted General Plan;
- B. the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR,

and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; adopts the Findings of Fact and the MMRP; and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation.

2. Approves Conditional Use Permit No. 201100076, subject to the attached conditions.

ACTION DATE: June 11, 2014

VOTE: 4:0:0:1

Concurring: Shell, Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: Valadez

Attachment: CUP Conditions

c: Each Commissioner, Zoning Enforcement, Building and Safety

SZD:KKS

6/16/14



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 16, 2014

TO: Letter to File
Silverado Power, West Los Angeles County Project 4

FROM: Kim K. Szalay
Principal Planner

SUBJECT: **PROJECT NO. R2011-00807-(5), CUP NO. 201100076,
PROJECT 4 CONDITIONS INTERPRETATION**

The following CUP conditions for Project 4 are interpreted as follows:

Condition 34 – The phrase in this condition, "Permittee shall agree to and shall retire any development rights", is interpreted to take effect at that time when Permittee has ownership or other legal control of the subject property in order to use the subject approved permit. If the subject permit is not used within the permitted time frame or withdrawn prior to use of the permit, the subject conditional use permit would not apply to future owners.

Condition 36 – This condition is interpreted to apply to Project 4 water use while the Antelope Valley Water Basin is under the water adjudication process up to the length of the life of the permit. Upon settlement of the adjudication process, water use by Project 4 would be subject to the water rights then in effect.

SZD:KKS

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2011-00807-(5)
CONDITIONAL USE PERMIT NO. 201100076**

PROJECT 4 ANTELOPE SOLAR GREENWORKS

PROJECT DESCRIPTION

Project 4 is located on a 256-acre site near the intersection of 97th Street West and West Avenue I within unincorporated Antelope Valley in Los Angeles County and would produce 52 Megawatts of electricity. The Project is comprised of an unmanned utility scale photovoltaic electricity generation facility which would employ a series of photovoltaic module arrays to convert sunlight into electrical energy using fixed-tilt or tracker mounting supports, to convert sunlight into electrical energy without the use of heat transfer fluid or cooling water. The facilities would deliver the electrical output to the existing regional transmission system from two on-site substations through an underground generation-tie transmission line. A 10,000 gallon fire-flow water supply tank would be located on-site. No permanent operations building or other buildings are proposed on the Project site. Construction would generally take place during normal daylight hours. The Project would be operated for an estimated 35 years. The Project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until Permittee, and the owner of the subject property if other than Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by **Condition No. 7**, and until all required monies have been paid pursuant to **Condition Nos. 10, 11, and 14**. Notwithstanding the foregoing, this **Condition No. 2** and **Condition Nos. 4, 5, 9, and 11** shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify Permittee of any claim, action, or proceeding and the County shall

reasonably cooperate in the defense. If the County fails to promptly notify Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, Permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by Permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, Permittee, or the owner of the subject property if other than Permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, Permittee, or the owner of the subject property if other than Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall terminate on June 11, 2049, 35 years from the date of approval. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If Permittee intends to continue operations after such date, whether or not Permittee proposes any modifications to the use at that time, Permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Within 60 days after final approval of this grant Permittee shall deposit with the County the sum of \$3,600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine Permittee's compliance with the conditions of approval. The fund provides for 18 (first two years plus 16 biennial - every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, Permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, Permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, Permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$3,104.75 (\$3,029.75 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the office of the Recorder. Prior to recordation of the covenant, Permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the

effectiveness of the mitigation measures, Permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of Permittee's compliance with the required mitigation measures.

14. Permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. Permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
19. Permittee shall maintain the subject property in a neat and orderly fashion. Permittee shall maintain free of litter all areas of the premises over which Permittee has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, Permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, three (3) copies of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days of the approval date.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, Permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

23. Prior to obtaining any grading or building permit, Permittee shall provide to the County a decommissioning plan ("Decommissioning Plan") in connection with any and/or all of the terminating events described in **Condition No. 25**, which Plan shall include, at a minimum, a detailed plan for decommissioning and deconstructing the facility, and for restoration of the site (collectively referred to as "decommissioning"). The Decommissioning Plan shall be developed to the satisfaction of the Director and the Director of Public Works and subject to their review and approval.

The Decommissioning Plan shall provide for, including, but not be limited to, the following:

- a. Removal of solar panel structures and all appurtenant above-ground equipment;
- b. Removal of on-site overhead poles and above-ground electricity lines;
- c. Removal of permanent above-ground transmission lines and poles located in the public right-of-way if determined not usable by Public Works and/or any other applicable public or private utility. Otherwise such transmission lines and poles shall be allowed to remain;
- d. Removal of the on-site substation, if owned by Permittee. If in the future a public or private utility assumes ownership of the substation, such substation may remain on site to be used as part of the utility service;
- e. Restoration of any disturbed soil and revegetation of the site to its pre-construction condition, with native vegetation similar to the vegetation in the surrounding vicinity;
- f. Restoration or reclamation of project roads to their pre-construction condition unless the then-existing owner of the site elects to retain the improved roads for access throughout the site;

- g. Documentation of the pre-construction condition of the project site, including, but not be limited to, a photographic record; and
 - h. Details of the performance and financial assurance guarantees described in **Condition No. 24**, explaining the amounts and schedule for the provision of such guarantees.
24. Prior to obtaining any building permits, Permittee shall provide to the County, to the satisfaction of the Director and the Director of Public Works, performance and financial assurance guarantees in an amount sufficient to ensure the performance of the approved Decommissioning Plan, as described in **Condition No. 23**. In this connection, Permittee shall be solely responsible for the costs and expenses associated with decommissioning the site after any of the terminating events described in **Condition No. 25**. In the event that the performance and financial assurance guarantees are not sufficient to fully compensate the County for the cost and expense of decommissioning the site, Permittee shall be responsible for compensating the County for any shortfall. In determining the sufficiency of the performance and financial assurance guarantees, the residual value of the solar panels, support structures, and other salvageable equipment (collectively "Salvageable Property") shall be considered.

With respect to the performance and financial assurance guarantees, the following requirements shall apply:

- a. Permittee shall ensure that such guarantees are detailed in the approved Decommissioning Plan to the satisfaction of the Director and the Director of Public Works, and that such Decommissioning Plan shall explain the amounts and schedule for the provision of such guarantees;
- b. Permittee shall provide a report to the Director every five years after the date of final approval of this grant to confirm that the performance and financial assurance guarantees are sufficient to ensure performance and implementation of the Decommissioning Plan. The report shall be subject to review and approval by the Director and the Director of Public Works particularly as to whether the performance and financial assurance guarantees are adequate to meet existing conditions at the time of the report;

A decommissioning pro forma summarizing the residual value of the Salvageable Property shall be included in the report. The pro forma shall include, at a minimum, the expected revenue from all Salvageable Property, as defined in this **Condition No. 24**, the then-current cost of decommissioning the site, as required by the approved Decommissioning Plan, and the then-current value of any performance and financial assurance guarantees that have been provided as of the date of such report. In the event it is determined that the performance and financial assurance guarantees are insufficient to perform the decommissioning of the site as required by the approved Decommissioning Plan, Permittee shall be required to provide additional performance and

financial assurance guarantees to the satisfaction of the Director and the Director of Public Works;

- c. Any funds not used by the County in connection with decommissioning the site shall be returned to Permittee; and
 - d. The performance and financial assurance guarantees may consist of, including, but not limited to, one or more of the following, to the satisfaction of the Director and the Director of Public Works:
 - i. An irrevocable letter of credit;
 - ii. A surety bond;
 - iii. An appropriate insurance policy;
 - iv. A trust fund or escrow account established and maintained in accordance with approved financial assurances and practices to guarantee that decommissioning the site will be completed in accordance with the approved Decommissioning Plan; or
25. Upon discontinuance of Permittee's operation as set forth in **Condition No. 26**, abandonment of the project in whole or in part, or termination of this grant as described in **Condition No. 8**, and in the event that a new permit application is not timely filed for a continued similar use or reuse of the site, Permittee shall perform decommissioning in accordance with the approved Decommissioning Plan, or compensate the County for use of a County-contracted consultant to perform such decommissioning. In the alternative, and at the County's sole election, the County shall be entitled to use any performance and/or financial assurance guarantees, as described in **Condition No. 24.d**, to perform the decommissioning itself or to contract for such decommissioning.
26. In the event that any portion of the solar field is not in operational condition for a consecutive period of six months, operations for that portion of the site shall be deemed to have been discontinued and that portion of the facility shall be removed from the site within 90 days from the date that written notice is sent to Permittee from the County. Within this 90-day period, Permittee may provide the Director a written request and justification for an extension of up to 90 additional days to resume operations of that portion of the site, which request shall be subject to the satisfaction and approval of the Director. In no event shall the operations of the solar field or portion of the solar field be discontinued for more than 12 months from the date such operations were first deemed discontinued without being decommissioned pursuant to the approved Decommissioning Plan. Further, in no event shall any extension of the period to resume operations of any portion of the site pursuant to this **Condition No. 26** be deemed to extend the term or expiration date of this grant.

27. Permittee shall construct all transmission lines located within unincorporated Los Angeles County underground to the satisfaction of Public Works, except where above-ground crossings are required by applicable regulations.
28. Temporary structures, outside storage, and staging areas allowed for construction shall be removed from the project site within 120 days of project completion. Any other outside storage needed for the project shall comply with the requirements of Part 7 of section 22.52 of the County Code.
29. **Prior to obtaining any grading or building permit**, Permittee shall submit to the Director for review and approval three copies of a landscape plan, showing at least 10 feet of proposed landscaped area as depicted on the approved Exhibit "A," or as otherwise approved by Caltrans and/or Public Works as applicable, and showing re-vegetation of the array areas. The landscape plan shall depict the size, type, and location of all plants, trees, seeding, and watering facilities on-site to the satisfaction of the Director of Planning, and specifically for the watering facilities to the satisfaction of the Director of the Department of Public Works.
30. Permittee shall maintain all landscaping in a neat, clean, and healthful condition and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary for the life of the Project. Watering facilities shall consist of a temporary water-efficient irrigation system, such as drip irrigation, which shall only be used to establish, or re-establish, and maintain the plantings in all landscaped areas as needed for the life of the Project.
31. Permittee shall establish and comply with a landscape maintenance program that controls the spread of invasive species on the subject property during the life of the grant term. The landscape maintenance program shall be submitted to the Director for review and approval prior to the first energization authorization of the facility.
32. All exterior fencing shall be visually non-intrusive to the satisfaction of the Director not to exceed eight feet in height including use of 3-strand barbed wire at the top, and shall include animal openings the lesser of one foot in height or maximum allowable by the Public Utilities Commission, 50 feet in length, every 200 feet on-center as depicted on the approved Exhibit "A".
33. Night-lighting, limited to only that required by applicable lighting regulations for safety and security, shall be shielded and directed downward to avoid lighting spillover and shall consist of: (a) motion sensor or manual switch lighting for entry-lighting to the on-site equipment structures and electricity substation as applicable; and (b) light-sensor or motion-sensor lighting for the main access gate or gates.
34. Permittee shall, to the satisfaction of the Director, utilize the subject property only for the project as proposed and approved herein. In this regard, Permittee shall agree to and shall retire any development rights, including any rights to undertake irrigated farming on the subject property that require the use of groundwater for the life of this Conditional Use Permit.

35. Nothing in this grant shall prevent Permittee from installing more efficient solar panels in the future or increasing output, provided the footprint and overall disturbance area of the project does not increase. At such time Permittee wishes to install more efficient solar panels or increase output, a Revised Exhibit "A" shall be submitted to the Director for such installation.
36. The project shall be limited to use of trucked recycled water and/or water from sources not subject to the adjudication process currently in effect for the Antelope Valley groundwater basin for construction and operations of the Project.
37. The water tank on the subject property shall be painted an earth-tone color (such as beige, sand, taupe, or similar colors) to blend in with the surroundings, subject to review and approval by the Director.
38. Mobile sanitation facilities and potable drinking water supply shall be made available to workers during construction of the project to the satisfaction of the Department of Public Health.
39. In the event that piped recycled water suitable for use in construction and/or operation of the project becomes available from the public right-of-way adjacent to the project site at fair market value, Permittee shall obtain the necessary permits to connect to the recycled water, construct access, and connect to and purchase the piped recycled water.
40. In the event that piped potable water suitable for use in construction and/or operation of the project becomes available from the public right-of-way adjacent to the project site at fair market value, Permittee shall obtain the necessary permits to connect to the potable water, construct access, and connect to and purchase the piped potable water.
41. Permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space for each two persons employed. The unmanned solar photovoltaic electricity generation facility ("solar facility") does not include operations buildings or other buildings and does require occasional servicing which requires one space per two persons servicing the facility.
42. Additional Dust Control Measures:
 - a. During site preparation and during operations vegetation shall be retained or mowed in and around array sites to prevent vegetative root loss. Disking, tilling or grading of array sites is prohibited except where specifically authorized by the Department of Public Works. Roads, drainage basins, equipment pads, and any other required earthwork authorized by the Department of Public Works shall be done in compliance with grading regulations;
 - b. Maintain dust control using phased earthwork, watering, clean gravel, composted wood chips not to exceed six inches in depth, application of

- nontoxic soil stabilizers, revegetation, limited public access on unpaved areas, impose vehicle speed limits on construction sites, and other dust control measures used during construction, operations, and removal and restoration activities;
- c. Submit the required fugitive dust control plan including a dust plume response plan for review and approval by the Antelope Valley Air Quality Management District (AVAQMD) prior to any earthwork activities;
 - d. Permittee shall provide on the Project site weather stations, monitors with wind speed, wind direction, temperature and humidity sensors, and a mechanical dust-monitoring device, placed to the satisfaction of the Antelope Valley Air Quality Management District, to ensure the effectiveness of the Project's dust control treatment on the Project site;
 - e. Establish required vegetation along certain portions of Project perimeter as depicted on Exhibit "A" as early as feasible following Project approval for both visual screening and limiting the off-site movement of dust. To limit temporary visual impacts during construction, permittee shall install temporary green-screen fencing cover in the areas requiring the above portions of perimeter landscaping;
 - f. Maintain vegetative ground cover to the greatest extent feasible throughout the array areas for the life of the subject permit;
 - g. Decommissioning plans shall include restoration of Project site disturbed areas with drought-tolerant vegetation from the County's drought-tolerant plant lists then in effect to the satisfaction of the Regional Planning Biologist at the end of the life of the project;
 - h. Mitigation monitoring and Conditional Use Permit inspections shall be done during the first two years to ensure compliance with dust and other mitigation measures and other conditions of project approval during construction and initial operations;
 - i. During construction, Permittee shall pay the cost of an on-site mitigation and conditions compliance monitor, satisfactory to the Director of Regional Planning, to independently monitor and report on project compliance. Said monitor may be the same monitor for each of the six related Silverado Power West, Projects 1-6 sites;

- j. Permittee shall use tarps over dirt in trucks to limit off-site movement of dust; and
- k. Permittee shall make National Institute of Occupational Safety and Health (NIOSH) approved dust masks available to construction workers and shall provide proper training to construction workers prior to construction to protect against dust exposure and possible harmful effects from such dust exposure during dust-generating activities. Permittee shall maintain a log demonstrating said training, available upon request by the Director.
- l. Permittee's offer to provide a permanent air filtration system for the 6,000 square-foot community center building at the Sommer Haven Ranch facility located at 44505 90th Street West, Lancaster, CA 93536, shall be provided at Permittee's expense and in collaboration with the owners and operators of the above named facility to the satisfaction of the Director of Public Health and the Director of Regional Planning in consultation with the Department of Public Works, Building and Safety Division.

PROJECT SITE SPECIFIC CONDITIONS

- 43. This grant shall authorize a solar photovoltaic electricity generation facility and construction of a water tank in the proposed A-2-2 (Heavy Agriculture-two acres minimum required area) zone.
- 44. Permittee shall comply with all conditions set forth in the attached County Department of Public Works letter dated April 17, 2014 for Project 4, Fire Department letter dated October 18, 2013 for Project 4, and Public Health e-mail dated February 20, 2014 and letter dated October 11, 2013 for Project 4.
- 45. Permittee shall provide on-site notice to the two residents of the developments located across from the northeast boundary, one development across from the southeast boundary, and three developments across from the southwest boundary of the Project site at least three days prior to start of construction activities.
- 46. Permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times, and provide signage at main entrance location(s) with the phone and e-mail contact information for public reference.

Attachments:

Mitigation Monitoring and Reporting Program
Public Works, Fire Department, and Public Health Letters, as dated in Condition No. 44 above.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460


April 17, 2014

IN REPLY PLEASE

REFER TO FILE **LD-2**

TO: Samuel Dea
Special Projects
Department of Regional Planning

Attention: Kim Szalay

FROM: 
Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201100076
PROJECT NO. R2011-00807
ANTELOPE SOLAR GREENWORKS-PROJECT 4
VICINITY OF AVENUE J AND 90TH STREET WEST
ASSESSOR'S MAP BOOK NO. 3203, PAGE 2, PARCEL NOS. 11, 12, 13, 14, 17,
AND 18
ASSESSOR'S MAP BOOK NO. 3218, PAGE 1, PARCEL NOS. 3, 2, 18, AND 23
ASSESSOR'S MAP BOOK NO. 3219, PAGE 19, PARCEL NO. 11
UNINCORPORATED COUNTY AREA OF LANCASTER**

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed CUP No. 201100076 in the unincorporated County area of Lancaster. The project is for the construction and operation of a new 52-megawatt, solar field using photovoltaic panels mounted on trackers in the vicinity Avenue J and 90th Street West. The project is proposing to balance the site with 4,200 cubic yards of cut and fill and 60,000 cubic yards of overexcavation. Grading shall be limited to only the access roads, substations, tanks, inverter pad, or basins.

Upon approval of the site plan, we recommend the following conditions:

1. Road
 - 1.1 Dedicate road right of way, 54 feet from centerline, along the property frontage on 90th Street West and Avenue I to the satisfaction of Public Works. A processing fee will be required for the dedication.

- 1.2 Dedicate road right of way, 43 feet from centerline, along the property frontage on Avenue J to the satisfaction of Public Works. An additional 13 feet of right of way is required along the property frontage. A processing fee will be required for the dedication.
- 1.3 Make an offer/reoffer of private and future right of way, 32 feet from centerline, along the property frontage on Avenue H-4, Lancaster Boulevard, and 95th Street West. A processing fee will be required for the offer to dedicate.
- 1.4 Make an offer/reoffer of private and future right of way, 30 feet from centerline, along the property frontage on 97th Street West, 96th Street West, 92nd Street West, 85th Street West, Avenue I-10, Avenue I-12, and Kettering Street. A processing fee will be required for the offer to dedicate.
- 1.5 Make an offer to dedicate for a property line return radius of 13 feet at all local street intersections. Provide additional right of way for corner cut-offs at these intersections to meet current Americans with Disabilities Act (ADA) guidelines and to the satisfaction of Public Works. A processing fee will be required for the offer to dedicate.
- 1.6 Dedicate a property line return radius of 27 feet at the intersection of Avenue J and 90th Street West. In addition, dedicate additional right of way for corner cut-offs to meet current ADA guidelines and to the satisfaction of Public Works. A processing fee will be required for the dedication.
- 1.7 Provide minimum 10-foot-wide slope easements beyond the right of way along all street frontages to the satisfaction of Public Works.
- 1.8 Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter to the satisfaction of Public Works.
- 1.9 Construct driveway approaches on 90th Street West, Avenue I, Lancaster Boulevard, and Avenue J to the site, to the satisfaction of Public Works. Provide a 10-foot-wide clear zone (nothing planted above 3 feet in height) within the vegetative buffer area on each side of the driveway to the satisfaction of Public Works.

- 1.10 Obtain an encroachment permit from Public Works' Land Development Division, Permit Section, for all proposed work within the road right of way and private and future streets.
- 1.11 Underground all new facilities to the satisfaction of Public Works. A franchise agreement will be required for distribution/transmission facilities within public right of way.
- 1.12 Repair any public improvements damaged during construction, along the property frontage, to the satisfaction of Public Works.
- 1.13 Acquire street plan approval or direct check status before obtaining a grading or drainage permit as applicable.
- 1.14 Execute an Agreement to Improve for the street improvements prior to the issuance of a building or grading permit as applicable.

2. Grading

- 2.1 Submit a grading plan for review and approval that complies with the approved hydrology study dated January 31, 2014, or the latest revision. Grading shall be limited to only the access roads, substations, tanks, inverter pad, or basins. Work within the existing vegetation, where the solar panels are proposed, shall be conducted with minimal disturbance, and the operator shall take all necessary precautions to not use vehicles or machineries for grading or alter the existing grade in these areas.

When vehicles or machineries are deemed necessary for solar field installation work, appropriate ground-protection practices (such as construction mats, stabilizers, or established vegetation) shall be utilized for both dust suppression and to ensure that the vehicles or machineries are compatible with continue and future vegetation growth to the satisfaction of Public Works. The project's biologist shall confirm that construction practices are compatible with continued and future vegetation growth. Any grading, disking, and scraping to access roads, walkways, required basins, and berms shall be permanently stabilized with an earth-stabilizing product that is acceptable to Public Works, in cooperation with the Departments of Regional Planning and Public Health, to prevent fugitive dust.

- 2.2 A maintenance agreement may be required for privately maintained drainage devices.

- 2.3 Provide soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division as applicable.
- 2.4 Obtain all applicable jurisdictional permits. These agencies may include the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and US Army Corps of Engineers.

For questions regarding the road and grading conditions, please contact Ruben Cruz of Land Development Division at (626) 458-4921 or rcruz@dpw.lacounty.gov.

3. Building and Safety

- 3.1 Submit plans and specifications to meet current applicable codes and standards for structures, grading, mechanical, plumbing, and electrical.
- 3.2 All electrical installations shall comply with the following criteria:
 - 3.2.1 The portions of the project associated with power generation and transmission shall be designed in accordance with the County of Los Angeles, Electrical Code or in accordance with other standards or regulations acceptable to the building official.
 - 3.2.2 The nonpower generation and transmission portion of the project shall be designed in accordance with the County of Los Angeles, Electrical Code or in accordance with other standards or regulations acceptable to the building official.
- 3.3 Comply with fire, life safety, structural, and accessibility requirements including the ADA guidelines.
- 3.4 Any occupiable building must have a restroom for employees.
- 3.5 All foundations must be engineered to comply with existing soil conditions.
- 3.6 Obtain approval from other agencies prior to permit issuance.

Samuel Dea
April 17, 2014
Page 5

For questions regarding the building and safety conditions, please contact Clint Lee of Public Works' Building and Safety Division at (626) 458-3173 or cllee@dpw.lacounty.gov.

4. Drainage

- 4.1 Comply with the requirements of the Hydrology Study/Water Quality Plan, which was approved on January 31, 2014.
- 4.2 Prior to grading plan approval, the applicant shall obtain a Jurisdictional Determination letter or equivalent from the US Army Corps of Engineers and written acknowledgement from State Department of Fish and Game that no jurisdictional surface water drainages occur in the grading footprint. Documentation from jurisdictional agencies shall be obtained to the satisfaction of Public Works.
- 4.3 Portions of the site contain a 65-feet-wide and 75-feet-wide Flood Plain Management path as shown on the Antelope Valley Master Drainage Plan. Public Works reserves the right to restrict construction within this flood hazard area. Prior to grading plan approval, obtain and record a covenant dedicating to Public Works the right to restrict the erection of buildings or other structures in the flood hazard area as shown on the Antelope Valley Master Drainage Plan, to the satisfaction of Public Works.
- 4.4 Prior to grading plan approval, a permit will be required from Land Development Division's Permits Section for any proposed construction within existing Los Angeles County drainage easements.
- 4.5 The site is located in Zone A per the Federal Flood Insurance Rate Map. A Conditional Letter of Map Revision from FEMA may be required for any encroachments into the Zone A. This Conditional Letter of Map Revision letter shall be obtained to the satisfaction of Public Works.

For questions regarding the drainage conditions, please contact Ernesto Rivera of Land Development Division at (626) 458-4921 or erivera@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

P:\publSUBPCHECK\Plan\CUP\CUP 201100070-silverado\TCUP 201100070\2014-03-25\Project 4-CUP 201100076\Project R2011-00807 CUP.doc

REVISED CONDITIONS
Supersedes Fire Dept. Conditions Dated 04/26/12



COUNTY OF LOS ANGELES FIRE DEPARTMENT

Land Development Unit – Fire Prevention Division

5823 Rickenbacker Road

Commerce, California 90040-3027

Office (323) 890-4243, Fax (323) 890-9783

DATE: October 18, 2013

Map Date: 09/05/13

TO: Department of Regional Planning
Zoning Permits – Carolina Blengini

PROJECT #: CUP #2011-00807 *(Project 4)*

LOCATION: 90th Street West & West Avenue J, Lancaster (County)

FIRE DEPARTMENT SOLAR ARRAY FIELD CONDITIONS

General Comments:

1. The proposed solar array fields are "**Cleared**" for public hearing. All Fire Department comments have been addressed.
2. As noted on the site plan, the proposed solar array fields will require a minimum of one entry/ exit location on each individual field.
3. As noted on the site plan, provide an interior perimeter road and interior access roads. All access roads shall meet the Fire Department access road requirements.
4. The Fire Department is requiring the interior access roads within the solar array fields to have a soil compaction of 90%, OR the apparatus access road shall be excavated and re-compacted to 90%.
5. As noted on the site plan, provide one 10,000 gallon water tank at each address side entry/ exit gates. A total of six water tanks, along with one fire hydrant that is tied into the water tank on Field "E" at the 90th Street West entrance, are required for this project.
6. All fire Protection facilities; including access and water, must be provided prior to and during construction, and for the duration of the project. Please contact FPEA Wally Collins at (323) 890-4243 if there are any questions.

On-site Fire Apparatus Access Road Requirements:

1. The fire apparatus on-site access roads shall be installed and maintained in a drivable condition for the duration of the solar project.
2. The fire apparatus on-site access roads shall be installed prior to occupancy or operation of the facility.
3. Provide a minimum roadway width of 20 feet, clear-to-the sky, for all on-site fire apparatus access roads with a minimum centerline turning radius width of 32 feet each turn. The inner radius shall be 22 feet and the out radius shall be 42 feet.
4. The fire apparatus on-site access roads shall have a soil compaction of 90%, OR the apparatus access road shall be excavated and re-compacted to 90%.
5. Provide a 20-foot interior Fire Department access roads throughout the development.
6. Provide a Fire Department access road around the entire perimeter of the solar project, which shall comply with the above noted requirements.

REVISED CONDITIONS

Supersedes Fire Dept. Conditions Dated 04/26/12

COUNTY OF LOS ANGELES FIRE DEPARTMENT

Land Development Unit – Fire Prevention Division

County Project #R2011-00807

October 18, 2013

Page 2 of 3

On-Site Ingress/ Egress Gates:

1. The onsite ingress/ egress gate shall be located on the address side of the property.
2. The onsite ingress/ egress gate width shall be a minimum 20 feet, clear-to-the sky, with all gate hardware clear of the roadway width.
3. The gates shall be a minimum distance of 40 from the street.
4. Provide an approved "Fire Department Knox Lock" for each ingress/ egress gate.
5. The onsite ingress/ egress gates shall be in compliance with LACoFD Fire Prevention Regulation #5.
6. The facility emergency contact information shall be provided with each limited access device, per LACoFD Regulation 5, and shall be clearly indicated with an appropriate placard at each ingress location. The minimum size of the placard shall be 12 inches X 12 inches.

Water & Water Tank Requirements:

1. This development requires the installation of one water tank at each solar array field location with a minimum tank size of 10,000 gallons for "Fire Department" use only. A total of six water tanks are required along with one fire hydrant connected to a water tank.
2. The water tanks shall be clearly identified for "Fire Department Use Only".
3. The water tanks shall be located adjacent to the ingress/egress gate located on the address side of the property.
4. The water tanks shall be in compliance with LACoFD Regulation 19, which provide guidance in the installation of a water tank.
5. The water tank shall have a low level water local alarm which shall be in compliance with all applicable codes and regulations. The low level water local alarm can be battery operated.
6. The water tank shall have a Fire Department supply outlet of 2 1/2 inches in diameter with National Standard threads. The supply outlet is to be located 14-24 inches above the finished grade, and is required to be protected by approved barricades.
7. If the outlet is not provided directly off of the tank, provide a 6 inch underground pipe to a 4 inch upright pipe with an outlet of 2 1/2 inches with National Standard threads, which is required to be protected by barricades.

Vegetation Management:

1. The clearance of vegetation shall be in compliance with the brush clearance regulation as defined by the Fire Code or as directed by the Fire Official.
2. The vegetation shall be trimmed to a maximum height of 6 inches within the boundaries of the solar array.
3. All electrical transformer vaults or structures shall have all vegetation cleared to mineral soil for a distance of 50

feet.

REVISED CONDITIONS

Supersedes Fire Dept. Conditions Dated 04/26/12

COUNTY OF LOS ANGELES FIRE DEPARTMENT

Land Development Unit – Fire Prevention Division

County Project #R2011-00807

October 18, 2013

Page 3 of 3

Electrical Equipment:

1. All electrical disconnect locations shall be clearly identified.
2. All electrical shall be in compliance with all applicable state and local codes.

Kim Szalay

Project ④

From: Vicente Banada
Sent: Thursday, February 20, 2014 3:19 PM
To: Kim Szalay
Cc: Eric Edwards
Subject: RE: Project Nos. R2011-00833-(5), R2011-00798-(5), R2011-00799-(5), R2011-00807-(5), R2011-00801-(5), R2011-00805-(5) Permit Consultation - Due March 11, 2014 or earliest date prior as feasible

Hi Kim,

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above and the comments have been met by the revised site plans. Environmental Health recommends the approval of this CUP.

Thanks,

Vicente Banada
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706
(626)430-5381 Tel
(626)813-3016 Fax

From: Kim Szalay
Sent: Tuesday, February 18, 2014 3:34 PM
To: Vicente Banada
Cc: Eric Edwards
Subject: FW: Project Nos. R2011-00833-(5), R2011-00798-(5), R2011-00799-(5), R2011-00807-(5), R2011-00801-(5), R2011-00805-(5) Permit Consultation - Due March 11, 2014 or earliest date prior as feasible

Mr. Banada, as CUP Coordinator for Public Health while Michelle is out of the office, attached PH comments and link below are a re-send of what was sent to Michelle. The required mobile sanitation plan will be provided for PH review and approval prior to construction, as a required condition of the CUP. The mobile sanitation facilities and potable water (bottled) locations are depicted on the site plans per the link below. Please send your response as soon as possible this week.

Thank You,

Kim Szalay

The CUP consultation package for this project is available at the website below. Please review and provide comments by the date specified above or earliest date prior as feasible.

Employee ID & unique password are required to enter the site. If you have any technical issues please contact webadmin@planning.lacounty.gov.

Project link: <http://10.2.8.130/content/silverado-power-west-0>

Thank you,

Kim Szalay

Mr. Kim K. Szalay, MPL, AICP
Principal Planner
Special Projects Section
Department of Regional Planning
320 W. Temple Street, Room 1362
Los Angeles, CA 90012
(213) 974-4876 Direct
(213) 626-0434 Fax
kszalay@planning.lacounty.gov

CONFIDENTIALITY NOTICE: This email message, including any attachments, from the Department of Regional Planning, is intended for the official and confidential use of the recipients to whom it is addressed. It contains information that may be confidential, privileged, work product, or otherwise exempted from disclosure under applicable law. If you have received this message in error, be advised that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify us immediately by reply email that you have received this message in error, and destroy this message, including any attachments.



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

MICHELLE TSIEBOS, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 11, 2013

TO: Carolina Blengini
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS *M.T.*
Environmental Health Division
Department of Public Health

SUBJECT: CUP Consultation
PROJECT NO. R2011-00798/ R2011-00799/ R2011-00801/ R2011-00805/ R2011-00807/R2011-00833
Silverado Solar Project
LOCATION: 110TH Street West & West Avenue B, Lancaster

See Follow up @ mail
Environmental Health recommends approval of this CUP.
Environmental Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The project is proposing the construction and operation of six solar electric generating facilities for the provision of 172 MW of electricity into the local grid.

Prior to the Department clearing this project for public hearing, the requirements listed on the attached reports need to be satisfactorily fulfilled.

For questions regarding the attached reports, please contact the individual listed on the bottom of the report. For all other questions, please contact me at (626) 430-5382.

Potable Water Supply

Hauled water is not an approved source of potable water for this project.

1. An adequate supply of potable water from an approved source shall be provided to serve the sanitary and drinking water needs of the project.

A. If permanent drinking and hand washing facilities are proposed, an on-site well meeting the requirements of Public Health and other applicable laws and regulations shall be required. The applicant shall secure a Well Production Permit and Water Supply Approval from the Drinking Water Program for the installation of the well. A well yield test to establish groundwater sustainability and water quality analysis from an approved laboratory will be required as part of the approval process.

Note: If the well provides potable water to 25 or more persons for more than 60 days per year, the California Safe Drinking Water Act requires that a public water system be established meeting all the requirements of the California Health and Safety Code and the California Code of Regulations.

B. If proposing to use an existing private well, the following information shall be submitted to the Drinking Water Program for review:

- 1) Copy of Well Driller's Report.
- 2) If applicable, provide copy of bond density log to confirm presence and depth of sanitary seal per California Well Standards.
- 3) Copy of a Well Production Permit and Water Supply Approval from the Drinking Water Program for the construction of the water well.
- 4) Documentation of well yield test in conformance with Public Health requirements. Well yield test results are valid for three (3) years from the date of approval.
- 5) Laboratory test results indicating the well water meets the drinking water standards established by the U.S. Environmental Protection Agency and the California Department of Public Health.

C. If Mobile Sanitation Facilities are proposed, the applicant shall include in the Mobile Sanitation Plan a description of how potable drinking water will be provided in a manner as to be readily accessible to employees. The plan shall identify the potable water source and method of dispensing. The plan shall also describe how drinking water containers are maintained, including methods to prevent contamination of drinking water. Please see the guidelines attached at the end of this document.

2. Revise the site plan or submit a separate plan to show the location of the existing or proposed well and setback distances from potential sources of contamination within 200 feet, including but not limited to, septic systems, animal stables, etc.

For questions regarding the potable water requirements, please contact Richard Lavin at (626) 430-5420.

Sewage Disposal

1. Sanitary toilet facilities shall be provided to meet Public Health requirements.

A. If permanent toilet facilities are proposed, the applicant shall submit the following information to the Land Use Program for review and approval:

- (1) A feasibility report in compliance with Public Health's "A Professional Guide to Requirements and Procedures for Onsite Wastewater Treatment Systems (OWTS)." The guideline is available on-line at www.lapublichealth.org/eh. The design and installation of OWTS shall conform to the requirements of Public Health and other

applicable regulatory agencies. The feasibility report shall include a professionally drawn scaled plot plan to illustrate the following:

- a) Location and sizing of proposed OWTS (septic tank and dispersal system), including 100% future expansion dispersal area.
- b) Location of all other structures and amenities, including buildings, walls, fences, retaining walls, storage facilities, guard sheds, etc.
- c) Location of any existing and proposed water wells and their related components on the project site as well as on neighboring properties within 200 feet of the proposed OWTS.
- d) Location of any surface water (e.g. streams, floodways, drainage courses, subdrains, culverts, swales, etc.).

Note: If a public sewer connection is available within 200 feet any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.

- (2) Floor plan of the toilet facility showing the location of all plumbing fixtures (i.e. toilets, urinals, hand wash sinks, etc.).
- (3) Proof that application for a Waste Discharge Permit (WDR) has been filed with the Los Angeles Regional Water Quality Control Board

B. If mobile sanitation facilities are proposed, the applicant shall submit for review and approval a Mobile Sanitation Facility Plan consistent with Public Health's guideline, "Sanitation Facilities at Remote Worksite Locations." Please see the guidelines attached at the end of this document.

2. Provide a detailed description of the panel cleaning process. Include the chemicals to be used during the cleaning process. Describe how the wastewater generated by cleaning/washing of panels when utilizing a solution other than plain water, will be collected to prevent discharge onto the ground surfaces and how will it be disposed of.

For questions regarding wastewater disposal requirements, please contact Patrick Nejadian at (626) 430-5390.

Noise

The Toxics Epidemiology Program recommends approval of the project upon the following conditions:

Noise mitigation measures "Noise 5.11 (N-1 to N-9)" and Air Quality mitigation measures "AQ 5.3 (AQ-1 to AQ-8)" from the Monitoring Mitigation Reporting Program (MMRP) must be implemented. This includes mitigation measure TT-4.

For questions regarding the above comments, please contact Evenor Masis or Robert Vasquez at (213) 738-3220.

Sanitation Facilities at Remote Worksite Locations

1.0 Background and Purpose

Typically, permanently installed restroom and potable water facilities are required to be provided at worksite locations. In situations where permanent restrooms and potable water facilities are not feasible, the County Department of Public Health (Department) may approve the use of *"mobile sanitation facilities"* consistent with standards specified in Los Angeles County Code, Title 11 and the California Code of Regulations, Title 8.

The purpose of this document is to outline the procedure for obtaining Departmental approval for the use of *"mobile sanitation facilities"* by mobile crews at unattended commercial worksites located in remote areas of the County where conventional restroom facilities are unavailable and/or impractical due to the lack of a potable water supply.

2.0 Definition

A *"mobile sanitation facility"* is a portable restroom facility that is self-contained, and equipped with potable water, a toilet, a hand washing facility, and a waste water storage tank. [Note: A portable chemical toilet, commonly referred to as a *"porta-potty"*, is not considered a mobile sanitation facility.]

3.0 Regulatory Requirements

The following requirements are based on provisions of Los Angeles County Code, Title 11 - Health & Safety, and Cal-OSHA sanitation standards in Section 3380, Title 8, California Code of Regulations.

3.1 Mobile Sanitation Facility Plan

An applicant seeking to use a *"mobile sanitation facility"* in conjunction with a conditional use permit to develop and operate a remote commercial work site shall submit to the Department for review and approval a *mobile sanitation facility plan* to include the following:

- 3.1.1 The projected number of employees that will use the proposed mobile sanitation facility.
- 3.1.2 A Site Plan showing the proposed location(s) of the facility.
- 3.1.3 A service and maintenance schedule for the facility.
- 3.1.4 Description of how potable drinking water will be provided in a manner as to be readily accessible to employees. Identification of potable water source and method of dispensing (container and single-use cups or bottled water). Description of how drinking water containers are maintained, including methods to prevent contamination of drinking water.
- 3.1.5 Copy of a service agreement with a permitted toilet rental agency to provide a mobile sanitation facility approved by the Department. If the applicant proposes to design and construct the mobile sanitation facility, design drawings and specifications shall be included.

3.2 Permitting, Maintenance and Storage Requirements

Upon approval of the plan referenced in 3.1 above, the Department will issue an annual operating permit to the applicant. The operating permit will include the following conditions:

3.2.1 The mobile sanitation facility shall be maintained in a safe and sanitary condition so as not to constitute a public health hazard or nuisance.

3.2.2 The mobile sanitation facility must be removed from the work site at the end of each work day, and be returned to an approved storage site.

For questions regarding these requirements, please contact the Department's Land Use Program at (626) 430-5380.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

March 12, 2014

Sent via e-mail:kslalay@planning.lacounty.gov

TO: Kim Szalay
Department of Regional Planning

FROM: Lorrie Bradley, Park Planner
Research and Trail Planning Section

SUBJECT: **PROJECT CONSULTATION
SILVERADO SOLAR
COUNTY PROJECT NOS.**
(1) R2011-00833-(5) (CUP201100079);
(2) R2011-00798-(5) (CUP201100070);
(3) R2011-00799-(5) (CUP201100071);
(4) R2011-00807-(5) (CUP201100076);
(5) R2011-00801-(5) (CUP201100072);
(6) R2011-00805-(5) (CUP201100074); RZC2011000005)

The Department of Parks and Recreation has completed the review of the six conditional use permits (CUPs) and site plans dated 2/11/2014 for the proposed photovoltaic generation facilities mentioned above to allow for the construction and operation of the solar generating facilities and their associated generation tie lines. The Department of Parks and Recreation requests that the Department of Regional Planning condition the above mentioned project with the following conditions as part of the conditional use permit:

R2011-00833 Project 1: North Lancaster Ranch

In concept, the location of the twelve (12) foot wide trail easement dedication for the "Little Buttes Trail", an adopted proposed County trail that runs parallel to the project site (APN 3262-001-006) along West Avenue B, as shown on the site plan dated 2/11/2014 is acceptable.

The Department of Parks and Recreation requires a twelve (12) foot wide multi-use (hiking, mountain biking, and equestrian) trail easement dedication and trail construction, contiguous to West Avenue B, though outside of the road right-of-way, for the purposes of the "Little Buttes Trail".

Trail Easement Recordation Conditions

1. Prior to use and reliance of this conditional use permit, and prior to issuance of a grading permit, building permit or improvement plans, the Applicant shall:
 - a. Dedicate by separate document to the County of Los Angeles, a twelve (12) foot wide multi-use (hiking, mountain biking and equestrian) trail easement for purposes of the Little Buttes Trail as shown on the site plan dated 2/11/2014. Trail easement must be outside of the road right-of-way and slope easement. The trail easement shall be recorded as a separate document and the plat map and legal description shall be attached and submitted to the Department of Parks and Recreation for review.
 - b. The following language (in exact form) must be shown for multi-use trail dedications on the site plan and in the easement document:

Title Page: We hereby dedicate to the County of Los Angeles a twelve (12) foot wide multi-use (hiking, mountain biking and equestrian) trail easement for the purposes of the "Little Buttes Trail". Full multi-use (hiking, mountain biking, and equestrian) public access shall be provided for the trail easement.

2. Per Department of Public Works (DPW) requirement, all trail easements must be outside of the road right-of-way and slope easement.

Trail Construction Conditions

1. Prior to grading approval or building permit issuance, or whichever comes first, the applicant shall:
 - a. Design and construct all required multi-use trails, shown on the site plans, in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual), as Natural Trail 1 (refer to page 4-13, Table 4.3.1-1, Trail Classification Guidelines.) Any significant deviation from the guidelines within the Trails Manual must be approved in writing by the Department of Parks and Recreation.
2. Applicant shall obtain approval from DPW for the trail crossing location (intersection of West Avenue B and 105th Street West (Future)), and design, including proper signage, suitable for safe trail crossing.
3. The applicant shall provide the submittal of the rough grading plans, which shall include detailed grading information for the segment of trails for dedication to the County of Los Angeles, Department of Parks and Recreation. The detailed grading information for the trail construction, shall include all pertinent information required,

in a manner consistent with the Trails Manual trail construction guidelines, and all applicable codes, but not limited, to the following:

- a. Cross slope trail gradients not to exceed four percent (4%) with two (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty feet (50'). The Department of Parks and Recreation will review and may allow slopes greater than twelve percent (12%) on a case by case basis.
- b. Bush hammer (or equivalent) porous finish or surface is required on all paved surfaces at minimum width of eight (8) feet wide for driveway trail crossings, and minimum twelve (12) feet width for painted roadway trail crossings.
- c. The applicant is required to purchase and install appropriate lodge pole fencing to delineate "Little Buttes Trail" from the trail tread, for user safety, and property security, as approved by the Department of Parks and Recreation.
 - i. Trail fencing shall be installed within one (1) foot wide section of the dedicated multi-use trail easement contiguous to the West Avenue B.
 - ii. Trail fencing locations and materials shall be approved in writing by the Department of Parks and Recreation.

R2011-00798 Project 2: Western Antelope Blue Sky Ranch

In concept, the location of the twelve (12) foot wide multi-use trail easement dedication the "California Poppy Trail", an adopted proposed County trail located on the west side of 110th Street West, as shown on the site plan dated 2/11/2014 is acceptable.

The Department of Parks and Recreation requires a twelve (12) foot wide multi-use (hiking, mountain biking, and equestrian) trail easement dedication and trail construction on the east side of the project site (APN 3267-015-001) contiguous to, though outside of the 110th Street West road right-of-way, for purposes of the "California Poppy Trail".

Trail Easement Recordation Conditions

1. Prior to use and reliance of this conditional use permit, and prior to issuance of a grading permit, building permit or improvement plans, the Applicant shall:
 - a. Dedicate by separate document to the County of Los Angeles, a twelve (12) foot wide multi-use (hiking, mountain biking and equestrian) trail easement for purposes of the California Poppy Trail as shown on the site plan dated 2/11/2014. Trail easement must be outside of the road right-of-way and slope easement. The trail easement shall be recorded as a separate

document and the plat map and legal description shall be attached and submitted to the Department of Parks and Recreation for review.

- b. The following language (in exact form) must be shown for multi-use trail dedications on the site plan and in the easement document:

Title Page: We hereby dedicate to the County of Los Angeles a twelve (12) foot wide multi-use (hiking, mountain biking and equestrian) trail easement for the purposes of the "California Poppy Trail". Full multi-use (hiking, mountain biking, and equestrian) public access shall be provided for the trail easement.

2. Per Department of Public Works (DPW) requirement, all trail easements must be outside of the road right-of-way and slope easement.

Trail Construction Conditions

1. Prior to grading approval or building permit issuance, or whichever comes first, the applicant shall:
 - b. Design and construct all required multi-use trails, shown on the site plans, in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual), as Natural Trail 1 (refer to page 4-13, Table 4.3.1-1, Trail Classification Guidelines.) Any significant deviation from the guidelines within the Trails Manual must be approved in writing by the Department of Parks and Recreation.
2. Applicant shall obtain approval from DPW for the trail crossing location and design, including proper signage, suitable for safe trail crossing.
3. The applicant shall provide the submittal of the rough grading plans, which shall include detailed grading information for the segment of trails for dedication to the County of Los Angeles, Department of Parks and Recreation. The detailed grading information for the trail construction, shall include all pertinent information required, in a manner consistent with the Trails Manual trail construction guidelines, and all applicable codes, but not limited, to the following:
 - a. Cross slope trail gradients not to exceed four percent (4%) with two (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty feet (50'). The Department of Parks and Recreation will review and may allow slopes greater than twelve percent (12%) on a case by case basis.
 - b. Bush hammer (or equivalent) porous finish or surface is required on all paved surfaces at minimum width of eight (8) feet wide for driveway trail

crossings, and minimum twelve (12) feet width for painted roadway trail crossings.

- c. The applicant is required to purchase and install appropriate lodge pole fencing to delineate "California Poppy Trail" from the trail tread, for user safety, and property security, as approved by the Department of Parks and Recreation.
 - i. Trail fencing shall be installed within one (1) foot wide section of the dedicated multi-use trail easement contiguous to the 110th Street West.
 - ii. Trail fencing locations and materials shall be approved in writing by the Department of Parks and Recreation.

Trail Construction Conditions for R2011-00833 and R2011-00798

1. Prior to initiation of trail construction, the Applicant shall:
 - a. Submit a preliminary construction schedule showing milestones for completing the trail, including installation of lodge-pole fencing. The Applicant's representative shall provide updated trail construction schedules to the Department of Parks and Recreation on a monthly basis. Schedule submittals shall include a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
 - b. Stake the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department of Parks and Recreation's representative within the Trails Section for trail alignment inspection and approval.
 - c. The Applicant shall notify the Department of Parks and Recreation for a Final Inspection "Trail Walk" within five (5) business days of completion of trail construction, including installation of all required amenities. Any portions of the constructed trail not approved shall be corrected and brought into compliance with the Department of Parks and Recreation's Trails Manual within thirty (30) calendar days. Upon completion of the punch list, the Applicant shall contact the Department of Parks and Recreation to schedule another site inspection.
2. Prior to the Department of Parks and Recreation's final acceptance of the constructed trail, the Applicant shall:
 - a. Submit electronic copies on CD or DVD (AutoCAD 2005 or newer version) of the As-Built Trail, grading and construction drawings to the Department of Parks and Recreation, Trails Section.

Kim Szalay
March 12, 2014
Page 6

- b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving a written request for final trail approval and as-built trail drawings.

Thank you for including this Department in the review of this notice. For any trail related questions, please contact Ms. Olga Ruano at (213) 738-2014 or oruano@parks.lacounty.gov.

- c: Regional Planning (K. Szalay)
Parks and Recreation (N. E. Garcia, K. King, J. Rupert, F. Moreno, J. Yom,
O. Ruano)

V. MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires a Mitigation Monitoring and Reporting Program (MMRP) for projects where mitigation measures are a condition of project approval and development. The Draft EIR prepared for the Silverado Power West, Los Angeles County Projects identified mitigation measures, where appropriate, to avoid or substantially reduce the environmental impacts associated with the Project. This MMRP is designed to monitor the implementation of those mitigation measures. Accordingly, this MMRP has been prepared in compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097.

This section lists each of the proposed Project Design Features (PDFs) and required Mitigation Measures (MMs) and identifies the corresponding action required for proof of compliance, the mitigation timing, the party responsible for implementation, and the monitoring agency or party responsible for ensuring each measure is adequately implemented.

Mitigation Monitoring and Reporting Program
Silverado Power West, Los Angeles County Projects
Project Nos. R2011-00833, 00798, 00799, 00801, 00805

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
5.1 AESTHETICS				
A-1 A Fugitive Dust Control Plan to minimize dust (visual pollution) shall be prepared and implemented.	A. Submit Plan to AVAQMD for review and approval B. Maintain log demonstrating compliance. Site inspection as needed	Prior to any ground disturbance activities During construction	Applicant/Construction Manager Applicant/Construction Manager	LACDRP AVAQMD AVAQMD
A-2 The Project site shall be maintained free of debris, trash, and waste during construction.	Site inspection	During construction	Applicant	LACDRP
A-3 The Project site shall be visually screened or partially screened during construction by fencing.	A. Submit Site Plans for review and approval B. Site inspection as needed	Prior to issuance of applicable building permit During construction	Applicant Applicant	LACDRP LACDRP
A-4 A landscape plan shall be developed for each Project prior to Project construction that shows the detail of a 10-foot wide screening vegetation buffer intended to screen or partially screen the Project visually from area residents or travelers on nearby roadways.	A. Submit landscape plan for review and approval. The landscape plan must be approved prior to grading or building permit. B. Implement approved landscape plan	Prior to 1 st grading or building permit whichever comes first for each project. Prior to first energization approval by LADPW B & S	Applicant Applicant	LACDRP/LACFD – support/referral Approval of landscape plan LACDRP/LACFD – support/referral Approval of landscape plan
A-5 All lighting shall comply with applicable provisions of the Los Angeles County Outdoor Lighting District Ordinance. Lights shall be limited to types allowed by the ordinance, installed below maximum allowed heights, pointed downwards and shielded to minimize light trespass, and mounted on essential infrastructure rather than on separate light poles except where poles are required by regulation or by governing agency. Lighting will comply with the hours of operation requirements in the ordinance, and utilize automatic control devices to comply with time limits except where permitted by Los Angeles County. Lighting will be maintained in good repair at all times.	Submit final lighting plan for review and approval	Prior to issuance of building permit(s)	Applicant	LACDRP
5.2 AGRICULTURE AND FORESTRY				
No mitigation measures are required for Agriculture and Forestry.	N/A	N/A	N/A	N/A

Mitigation Monitoring and Reporting Program

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
5.3 AIR QUALITY				
AQ-1 Water active sites at least twice daily (locations where soil disturbance is to occur would be thoroughly watered before earthmoving) during construction.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD
AQ-2 All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of CVC Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).	Site inspection as needed	During construction	Applicant/Construction Manager	LACDRP
AQ-3 All off-road diesel powered construction equipment less than 50 hp shall meet or exceed Tier 2 off-road emission standards. Off-road diesel-powered construction equipment greater than or equal to 50 hp shall meet or exceed Tier 3 off-road emission standards. The construction equipment requirement shall be increased to Tier 4 off-road emission standards by January 1, 2015. Post-January 1, 2015, all off-road diesel-powered construction equipment greater than 50 hp shall meet or exceed Tier 4 off-road emission standards, where available. Verification documentation such as an ongoing log shall be provided to the County of Los Angeles Department of Regional Planning upon request within five business days.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD LACDRP
AQ-4 During construction, the off-road equipment, vehicles, and trucks shall not be idle more than five minutes in any one hour.	Site inspection as needed	During construction	Applicant/Construction Manager	LACDRP
AQ-5 The off-road construction equipment drivers shall have documented training in operating the equipment efficiently, taking into account ways to reduce the hours of operation of the equipment and/or operate the equipment at a lower load factor.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD LACDRP
AQ-6 Traffic speeds on all unpaved roads shall be maintained at 15 mph or less.	Site inspection as needed	During construction	Applicant/Construction Manager	AVAQMD LACDRP
AQ-7 During construction, there shall be documented carpools, vanpools, and/or shuttles provided for construction employees.	Submit Transportation Demand Management program for review and approval	Prior to issuance of building permits	Applicant/Construction Manager	LACDRP LACDPW support and referral for trip reduction determination
AQ-8 During array area preparation, mowing shall be used instead of grading and/or disking, and shall be limited to no more than 3.5 acres per day per site to further reduce dust emissions during construction.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD LACDRP
AQ-9 All interior roads shall use long-lasting non-toxic chemical soil stabilizers designed for long-term dust stabilization on dirt roads.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
AQ-10 Interior array areas shall have re-established pre-existing vegetation or be established with drought tolerant, native, or native compatible vegetation, to the greatest extent feasible, approved by the County biologist and compliant with Fire Department requirements, within two years of energization authorization of an array area by the Department of Public Works, Building and Safety Division, to provide long-term dust stabilization under the arrays.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager/Biologist	LACFD LACDRP
AQ-11 Earth disturbing activities shall be suspended and/or additional water shall be applied to meet Rule 403 criteria if wind gusts exceed 25 miles per hour.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP AVAQMD
AQ-12 Construction activity shall utilize electricity from power poles on or adjacent to the Project sites rather than use of temporary diesel power generators and/or gasoline power generators when electricity with adequate circuit capacity is available from power poles in proximity to construction areas.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
AQ-13 In the event temporary night lighting is necessary for construction or maintenance purposes, lighting not requiring the use of diesel or gasoline driven generators shall be used.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
5.4 BIOLOGICAL RESOURCES				
B-1 Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the LACDRP and CDFW. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g. avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to DRP and CDFW at their request.	A. Retain qualified Biologist(s)	Prior to issuance of Grading Permit	Applicant/Construction Monitor	LACDRP CDFW
	B. Field Surveys	Prior to grading permit	Applicant	LACDRP CDFW
	C. Maintain daily monitoring reports	During Construction	Applicant/Construction Monitor	LACDRP CDFW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>B-2 Pre-Construction surveys will be conducted prior to ground disturbance at each project site. These surveys will include all special-status species identified as having the potential to be present on the project site; including, but not limited to, badger, kit fox, southern grasshopper mouse, and the species listed below.</p> <ul style="list-style-type: none"> • Pre-survey information gathering will include reviewing of all available agency nest data and mapping. • A focused pre-construction Swainson's hawk survey shall be conducted to locate any nesting sites within 5 miles of Projects 1 – 6. If Swainson's hawks or their active nests are located within 500 feet of the project sites, all construction-related work shall be postponed and CDFW will be consulted. • Project-related activities likely to have the potential of disturbing suitable bird nesting habitat, which includes ground nesting birds, shall be prohibited from February 1 through August 31, unless a qualified monitoring biologist conducts nesting bird surveys prior to any construction-related disturbance to confirm the absence of active bird nests or bird nesting habitat. Disturbance shall be defined as any activity that physically removes or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment or artificial night lighting. Surveys shall be conducted weekly, beginning no later than 30 days and ending no earlier than 3 days prior to the commencement of disturbance. If an active bird nest is discovered, disturbance within 500 feet for raptors shall be postponed until the nest is vacated, offspring are independent of the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be marked with high-visibility flagging or fencing. The Applicant shall record the results of the recommended protective measures and submit the records to LACDRP and CDFW to document compliance with applicable state and federal laws pertaining to the protection of native birds. • A pre-construction burrowing owl survey shall be conducted on each site prior to grading. Pre-construction surveys for burrowing owl shall be conducted weekly, beginning no later than 30 days and ending no earlier than 3 days prior to the commencement of disturbance. The surveys shall follow the protocols set forth by the California Burrowing Owl Consortium (1993 and 2012). <p>If burrowing owls are found during the pre-construction survey, then replacement burrows and habitat must be provided prior to the commencement of construction. The Applicant shall be prepared to provide artificial replacement burrows in the event that owls are</p>	<p>Pre-construction surveys for special-status species that have been identified as having potential to occur on site</p>	<p>Prior to grading or as specified per species</p>	<p>Applicant</p>	<p>LACDRP CDFW</p>

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>detected, either as wintering or breeding individuals. Wintering individuals may be evicted with the use of exclusion devices followed by a period of seven days to ensure that animals have left their burrows. When it can be assured that owls are no longer using the burrows, the burrows can be hand excavated and collapsed under the supervision of the avian biologist.</p> <p>Breeding owls must not be disturbed and must be allowed to complete the raising of young until the fledglings can forage independently of adults and it can be confirmed that further attempts at nesting shall not be undertaken. When this has been confirmed, the owls can be evicted as described above for wintering animals.</p> <ul style="list-style-type: none"> • Pre-construction surveys shall be conducted for special-status ground-dwelling reptiles, including but not limited to coast horned lizard and northern California legless lizard. Surveys shall be conducted by placing coverboards on the ground 4 to 6 weeks in advance of the survey effort, checking weekly for such species. Any special-status reptiles or other species determined important by the qualified biological monitor (i.e., biologist must be appropriately permitted for collection and relocation activities) occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones. 				
<p>B-3 During grading, earthmoving activities, and other construction activities the biological monitor shall be present to inspect and enforce all mitigation requirements and to relocate any species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading or construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. The biological monitor shall file a report of the monitoring activities with LACDRP and CDFW. If ongoing biological monitoring of construction activities reveals the presence of any special-status reptiles within an active work area, then work shall be temporarily halted until the animals can be collected and relocated to areas outside of the designated work zones. Work areas shall be surveyed for special-status reptile species, such as the coast horned lizard and northern California legless lizard, during construction activities. During the construction, surveys shall be conducted by placing coverboards on the ground in appropriate work areas and checking them weekly for such species. Any special-status reptiles occurring within the work area shall be collected and relocated to areas outside of the designated work zones.</p>	Biological Monitoring	During construction	Applicant	LACDRP CDFW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>B-4 Mitigation lands shall be acquired for Swainson's hawk, burrowing owl, special-status migratory and wintering birds, and alkali mariposa lily.</p> <p>Swainson's hawk: Impacts due to development of the projects shall be mitigated by the acquisition of good quality Swainson's hawk habitat targeted within the Antelope Valley. Land shall be purchased or placed in a conservation easement or other suitable deed restriction and managed to maintain suitable habitat in perpetuity.</p> <p>The proposed development is not expected to result in the "take" of Swainson's hawk; however, the Applicant shall be required to consult CDFW in the event of take, which may result in additional mitigation prescribed by CDFW. Although the Projects are not expected to result in "take" of Swainson's hawk, mitigation will still be required to alleviate the effects of cumulative impacts on raptor, migratory bird, and burrowing owl habitats:</p> <p>Replacement land will be provided based on the quality of the mitigation land relative to the impacted habitat. The ratio of such replacement shall be determined as follows:</p> <ul style="list-style-type: none"> • A ratio of one acre of replacement land for each 3 acres of development if the replacement land is superior nesting and foraging habitat contiguous to occupied nesting and foraging habitat, and is within a designated or proposed Significant Ecological Area (SEA). • A ratio of one acre of replacement land for each 2 acres of development if the replacement land is unoccupied irrigated land, contiguous to occupied habitat and providing superior quality foraging habitat with trees or other such nesting habitat; • A ratio of 1 acre of replacement land for each acre of development if the replacement land provides similar foraging and nesting habitat. <p><u>Burrowing Owl</u>: Mitigation for any occupied burrowing owl burrows found during pre-construction surveys will include a comprehensive tiered approach:</p> <ul style="list-style-type: none"> • Pre-construction and construction monitoring surveys conducted by a qualified biologist to detect potential new owl activity onsite; • Disturbance avoidance of occupied burrows during nesting period February 1 – August 31; • Impact avoidance of occupied burrows; • Burrow exclusion and closure and offsite relocation (>100 m), as described previously in B-2, will be conducted for unavoidable impacts to occupied burrows (after consultation with CDFW). • Minimizing impacts by protecting in-place any owls, their burrows, 	A. Acquire mitigation lands for Swainson's Hawk	Prior to 1 st either grading or building permits	Applicant	LACDRP CDFW
	B. Acquire mitigation lands for Burrowing Owl	Prior to 1 st either grading or building permits	Applicant	LACDRP CDFW
	C. Pre-construction survey for Alkali Mariposa Lilies	Prior to 1 st either grading or building permits	Applicant	LACDRP CDFW
	D. If necessary Acquire Alkali Mariposa Mitigation land	Prior to 1 st either grading or building permits	Applicant	LACDRP CDFW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>and their immediate habitat by establishing setback zones and visual screens for burrows adjacent to construction activity; by placing visible markers, and by conducting construction worker awareness training. Setback widths will be applied as appropriate to the level of existing disturbance and owl stage of activity (e.g., for low to moderate construction-related disturbance activity outside the nesting season near burrows in currently high-traffic or disturbance areas, it is assumed owls are adapted to human disturbance and will not need a large setback).</p> <ul style="list-style-type: none"> Mitigating unavoidable impacts to habitat: restore temporary impacts to pre-existing conditions; replace nesting/occupied and satellite burrows lost with the same number of suitable burrows on the mitigation site. Mitigation acreage for foraging habitat provided for Swainson's hawk will be sufficient to replace lost burrowing owl habitat because the hawk's replacement habitat will be in-kind or better (i.e., the Project habitat is low quality overall and mitigation habitat will be at least the same quality as the lost habitat OR will have higher quality habitat features overall, such as increased vegetative structure, higher numbers of prey species, less disturbance, and less potential for predation by domestic animals, etc.). Specific habitat considerations as provided in the CDFW 2012 burrowing owl guidance will be considered in selecting the overall habitat replacement acres for the project. <p>Alkali Mariposa Lily: Alkali mariposa lily will be avoided to the greatest extent possible. If pre-construction surveys reveal individuals that cannot be avoided, mitigation of lost alkali mariposa lily shall be provided at a minimum 1:1 ratio. This acreage will be calculated with input from LACDRP and CDFW. Additionally, because alkali mariposa Lilies have locally available seed sources, plantings of the lilies on appropriate soil types on Projects shall be implemented in selected areas. The lilies may also be transplanted from areas planned for disturbance to more suitable locations in the Project area. Transplantation locations must be situated within adequately buffered areas to be found suitable.</p> <p>For all species the mitigation acreage may be located within the Project sites, but outside of the area of development, subject to LACDRP and CDFW approval, if acreage of sufficient quantity and quality exists.</p>				

Mitigation Monitoring and Reporting Program

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>B-5 Review and Approval of Habitat Management Lands Prior to Acquisition: The Applicant shall provide a mitigation land acquisition proposal to LACDRP and CDFW for their approval before acquiring the property. The proposal shall discuss the suitability of the property by comparing it to the selection criteria. As a part of the preparation of the land acquisition proposal, acreage quantification by habitat category will be developed with LACDRP and CDFW based on the following criteria:</p> <p>Habitat Management Land Selection Criteria: The Applicant must identify the region within which lands shall be acquired, and the type and quality of habitat to be acquired. Detailed criteria and acreage for each habitat category will be developed with Los Angeles County and CDFW. Foraging habitat shall be assessed as moderate to good with a capacity to improve in quality and value to Swainson's hawks, and must be within the Antelope Valley Swainson's hawk breeding range. Foraging habitat with suitable nest trees is preferred.</p> <p>Habitat Management Lands Acquisition: Prior to initiating ground-disturbing activities, the Applicant shall provide a proposal to LACDRP and CDFW for off-site mitigation land to be restored, enhanced, or maintained according to the requirements of the biological mitigation measures in this EIR. The proposal will require that mitigation lands identified shall be preserved as open space in perpetuity. Within 45 days of acquiring the mitigation land(s), the Applicant shall record a permanent deed restriction on the mitigation land(s) to be preserved as open space. The deed restriction or conservation easement language shall be submitted to LACDRP and CDFW for review and approval prior to recordation. Alternatively, should a conservation easement on the mitigation land be offered, the permanent conservation easement shall be recorded to the satisfaction of LACDRP and CDFW.</p> <p>The Applicant shall establish a fund sufficient for the restoration, enhancement, and maintenance of the mitigation land(s) until such time when the mitigation land(s) become self-sustaining and until such time as the mitigation land(s) meet the requirements of this mitigation measure. The fund shall be established within 90 days of mitigation land(s) acquisition in an amount acceptable to the LACDRP and CDFW.</p>	<p>A. Obtain approval of habitat management lands</p>	Prior to Acquisition	Applicant	LACDRP CDFW
	<p>B. Record a permanent deed restriction or conservation easement on mitigation land(s)</p>	Within 45 days of acquiring land(s)	Applicant	LACDRP CDFW
	<p>C. Establish fund in the amount acceptable to LACDRP and CDFW for restoration, enhancement, and maintenance of the mitigation lands</p>	Within 90-days of mitigation land(s) acquisition	Applicant	LACDRP CDFW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Land Acquisition Schedule and Financial Assurances: The Applicant shall complete acquisition, or execute an irrevocable option to purchase, of proposed Habitat Management lands and shall provide financial assurances for dedicating adequate funding for impact avoidance, minimization, and compensation measures, if necessary, prior to the issuance of building permits. If an irrevocable option to purchase is utilized, the applicant shall provide a proposed date of purchase which coincides with construction of the facility.				
B-6 Prior to alteration of any streambeds, the Applicant shall enter into an agreement with the CDFW, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.	Enter into an agreement with CDFW pursuant to sections 1601 through 1603	Prior to alteration of Streambed	Applicant	CDFW
B-7 Within all interior portions of the site within and adjacent to the proposed solar arrays, re-vegetation shall be accomplished (excluding interior roads as follows: Vegetation seeded in these areas shall comprise locally-sourced, native species if available, or, native compatible as approved by the County biologist if sufficient locally-sourced native seed stock not available, approximating low-growing communities such as native perennial or annual grasslands (i.e., wildflower fields). Shrub species shall not be used due to these species inability to survive continued vegetation trimming. Vegetation shall be maintained in accordance with Los Angeles County Fire Department regulations.	Revegetation of interior site, excluding interior roads	After construction	Applicant	LACDRP
5.5 CULTURAL RESOURCES				
CUL-1 In the event cultural resources are encountered during construction of the Projects, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist and Native American Monitor shall be notified of the find. The archaeologist, in consultation with the Native American Monitor shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to recordation and excavation of the finds and evaluation and processing of the finds in accordance with § 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features, including hearths, structural remains, or historic dumpsites.	A. Archaeological monitoring and Native American monitor when there is a find B. Maintain log demonstrating compliance C. Site inspection as needed	During earthmoving activities During earthmoving activities During earthmoving activities	Applicant/Construction Manager/Qualified Archaeologist Applicant/Construction Manager/Qualified Archaeologist Applicant/Construction Manager/Qualified Archaeologist	LACDRP NAHC LACDRP LACDRP
If the resources are determined to be unique historic resources as defined under § 15064.5 of the CEQA Guidelines, Mitigation Measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate Mitigation Measures for significant resources could include but not be limited to avoidance or capping.				

Mitigation Monitoring and Reporting Program

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further earthwork shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered because of mitigation will be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study. This Mitigation Measure shall apply to all Projects.				
CUL-2 In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code § 7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and PRC § 5097.98. This Mitigation Measure shall apply to all Projects.	A. Archaeological and Native American monitoring	During construction	Applicant/Construction Manager/Qualified Archaeologist/NAHC representative	LACDRP NAHC
	B. Maintain documentation demonstrating compliance	During construction	Applicant/Construction Manager/Qualified Archaeologist	LACDRP
	C. Site inspection as needed	During construction	Applicant/Construction Manager/Qualified Archaeologist	LACDRP
CUL-3 Project 4 construction of gen-tie lines shall maintain the right of way buffer zones prescribed by SCE for this historic electric transmission line resource, which is an active transmission line. This Mitigation Measure shall apply to Project 4 only.	Site inspection as needed	During construction	Applicant/Construction Manager/Qualified Archaeologist	LACDRP
CUL-4 Project construction for Project 4 shall maintain a one acre undisturbed area surrounding the Del Sur Cemetery site. This Mitigation Measure shall apply to Project 4 only.	A. Submit pre-construction surveys	Prior to construction	Applicant/Qualified Archaeologist	LACDRP
	B. Construction monitoring by qualified Archaeologist	During construction	Applicant/Qualified Archaeologist	LACDRP
	C. Submit construction monitoring documentation	Applicant/Qualified Archaeologist	Applicant/Qualified Archaeologist	LACDRP
	D. Site inspection as needed	Applicant/Qualified Archaeologist	Applicant/Qualified Archaeologist	LACDRP
CUL-5 A County approved archaeologist will be retained to initiate and supervise cultural resource monitoring during Project related earthwork in areas of the Project that are within 50 feet from certain significant cultural resources, specifically from the defined perimeter of site CA-LAN-1579H (Project 4). If resources are identified, the procedures outlined in CUL-1 will be followed and/or CUL-2 (as necessary). This Mitigation Measure shall apply to Project 4 only.	A. Archaeological monitoring	During Project related earthmoving activities	Applicant/Construction Manager/Qualified Archaeologist	LACDRP
	B. Maintain log demonstrating compliance	During Project related earthmoving activities	Applicant/Construction Manager/Qualified Archaeologist	LACDRP

Mitigation Monitoring and Reporting Program

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
PALEO-1: A qualified paleontologist shall be retained by the Applicant prior to excavations reaching 10 feet in depth or greater. A The paleontologist shall develop and execute a Paleontological Resource Mitigation and Monitoring Program and supervise a paleontological monitor whom shall monitor all ground-disturbing activities associated with such excavations. The Program will outline the procedures to follow in regards to paleontological resources (e.g. monitoring protocols, curation, data recovery of fossils, reporting). If fossils are found during such excavation, the paleontological monitor shall be authorized to halt ground-disturbing activities within 25 feet of the find in order to allow evaluation of the find and determination of appropriate treatment according to the Program.	Paleontological Monitoring	During Project related earthmoving activities	Applicant/Construction Manager/Qualified Paleontologist	LACDRP LAC Natural History Museum support/referral
5.6 GEOLOGY AND SOILS				
No mitigation measures are required for Geology and Soils.	N/A	N/A	N/A	N/A
5.7 GREENHOUSE GAS EMISSIONS				
GHG-1 All off-road diesel powered construction equipment less than 50 hp shall meet or exceed Tier 2 off-road emission standards. Off-road diesel-powered construction equipment greater than or equal to 50 hp shall meet or exceed Tier 3 off-road emission standards. The construction equipment requirement shall be increased to Tier 4 off-road emission standards by January 1, 2015. Post-January 1, 2015, all off-road diesel-powered construction equipment greater than 50 hp shall meet or exceed Tier 4 off-road emission standards, where available. Verification documentation such as an ongoing log shall be provided to the County of Los Angeles Department of Regional Planning upon request within five business days.	A. Submit operating permit(s) as required B. Maintain log demonstrating compliance	Prior to commencement of construction During construction	Applicant Applicant/Construction Manager	AVAQMD LACDRP AVAQMD LACDRP
GHG-2 During construction, the off-road equipment, vehicles, and trucks shall not be idle more than five minutes in any one hour.	Site inspection as needed	During construction	Applicant/Construction Manager	AVAQMD LACDRP
GHG-3 The off-road construction equipment drivers shall have proper training in operating the equipment efficiently, taking into account ways to reduce the hours of operations of the equipment and/or operate the equipment at a lower load factor.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD LACDRP
GHG-4 Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.	Site inspection as needed	During construction and grading	Applicant/Construction Manager	AVAQMD LACDRP
GHG-5 During construction, there shall be documented carpools, vanpools, and/or shuttles provided for construction employees.	Maintain log demonstrating compliance	Prior to Building Permit	Applicant/Construction Manager	AVAQMD LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
5.8 HAZARDOUS/HAZARDOUS WASTES				
HH-1 Prior to the start of construction activities, a Hazardous Materials Management Plan shall be implemented for each project.	Submit Hazardous Materials Management Plan	Prior to start of construction	Applicant	DTSC
HH-2 Prior to the start of construction activities, a Hazardous Waste Management Plan shall be implemented for each project.	Submit Hazardous Waste Management Plan for each Project	Prior to start of construction	Applicant	DTSC
HH-3 Prior to the start of construction activities on the parcel containing the historic UST at the location of Project 1, a Phase I ESA will be completed. This mitigation measure only applies to Project 1.	Phase I ESA	Prior to issuance of grading permit(s)	Applicant	LACDRP
HH-4 Prior to the start of construction activities, a closure permit for the UST will be verified or obtained from the Los Angeles County Fire Department, Health Hazardous Materials Division. This mitigation measure only applies to Project 1.	Closure permit or verification for UST – Project 1 site	Prior to issuance of grading permit(s)	Applicant	LACFD
HH-5 Construction activities shall be halted if previously unidentified soil contamination is observed or indicated by testing during any earthwork activities. Construction will be halted or redirected until such soil contamination is evaluated and disposed of and/or treated	Testing of soil contamination	Prior to start of construction	Applicant	DTSC LACDRP
5.9 HYDROLOGY/WATER QUALITY				
Construction				
HYDRO-1 Education and training for Property Owners, Tenants, Occupants and Employees. Appropriate educational materials and training for preventing stormwater pollution and additional BMP Fact Sheets from the California Stormwater Best Management Practice Handbooks can be found at www.cabmphandbooks.com . Practical information material will be provided to employees on general good housekeeping practices. These materials will describe, but are not limited to, spill prevention and control and the use of chemicals, petroleum products, pesticides and fertilizers that should be limited to the property, with no discharge of wastes directly or indirectly to gutters, catch basins or the storm drain system. Information will be distributed directly to the employees as well as being posted in public areas. This Mitigation Measure shall be implemented at Projects 1 – 6 for the entire duration of construction activities. The required materials shall be available at each project site and a log kept to show education has occurred prior to the start of construction.	Maintain log demonstrating compliance of Educational materials and training for Property Owners, Tenants, Occupants, and Employee	During Construction	Applicant	LACDRP

Mitigation Monitoring and Reporting Program

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
HYDRO-2 A spill contingency plan will be prepared by the owner/building operator. As a minimum the Spill Contingency Plan will "mandate the stockpiling of cleanup materials, notification of responsible agencies, disposal of cleanup materials and documentation." This Mitigation Measure shall be implemented at Projects 1 – 6 for the entire duration of construction activities.	Submit spill contingency plan	Prior to grading permit	Applicant	LACDRP
HYDRO-3 No hazardous materials are anticipated to be stored on-site. If deemed otherwise, a designated representative of the owner shall provide information to the Fire Authority in accordance with requirements of the Health & Safety Code. This Mitigation Measure shall be implemented at Projects 1 – 6 for the entire duration of construction activities.	Maintain log demonstrating compliance	During construction and operations	Applicant/Construction Manager	LACFD
HYDRO-4 A designated representative of the owner shall provide information to the Fire Authority in compliance of the current requirements of the County of Los Angeles Fire Code. This Mitigation Measure shall be implemented at Projects 1 – 6 for the entire duration of construction activities.	Submit all applicable information	Prior to grading permit	Applicant	LACFD
Operation				
HYDRO-5 Site waste receptacles shall be emptied on a weekly basis or more often if containers approach overflowing. Upon inspection any debris or rubbish will be picked up and the site cleaned. The trash area/room is NOT to be cleaned by hosing down. The type of materials used to clean the area and storage of said materials will be determined by the Contractor. Signage will be posted that lids shall be kept closed at all times. This Mitigation Measure shall be implemented at Projects 1 – 6 at all times during facility operations.	A. Include waste collection and disposal methods in construction contract specifications B. Maintain log demonstrating compliance	During operation	Applicant	LACSD LACDRP
5.10 LAND USE AND PLANNING				
No mitigation measures are required for Land Use and Planning	N/A	N/A	N/A	N/A
5.11 NOISE				
N-1 Construction operations would not occur between 7:00 p.m. and 7:00 a.m. on weekdays or Saturday, or at any time on Sunday with the exception of limited low-noise generating potential night work with Los Angeles County Department of Regional Planning and Public Works approval.	Maintain log of construction equipment arrivals and exit times demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
N-2 Construction site and access road maximum speed limit of 15 miles per hour shall be established and enforced during the construction period.	Site inspection as needed	During construction	Applicant/Construction Manager	LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
N-3 Electrically-powered equipment shall be used instead of pneumatic or internal combustion powered equipment, except for devices like trucks, loaders, dozers, and other heavy equipment.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
N-4 Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable, and no closer than 1,000 feet, from noise-sensitive receptors.	A. Maintain log demonstrating compliance B. Inclusion of requirement for a Noise Control Plan	During construction During construction	Applicant/Construction Manager Applicant/Construction Manager	LACDRP LACDRP – Health Officer for referral LACDRP
N-5 The use of noise-producing signals, including horns, whistles, alarms, and bells are prohibited except where required by OSHA or for safety or emergency warning purposes required by other regulatory agencies.	Site inspection as needed	During construction	Applicant/Construction Manager	LACDRP
N-6 Project-related public address or music systems used on-site shall not be audible at any adjacent receptor.	Site inspection as needed	During construction	Applicant/Construction Manager	LACDRP LACDPH – Health Officer for referral
N-7 All noise-producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications which are in compliance with any applicable legally required equipment noise standards. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and/or other noise control features that are readily available for that type of equipment. Mobile sound barriers with a sound transmission class of 19 or greater will be used for pile driving on Projects where received sound levels at the nearest NSR are predicted to be above the County construction noise limit of 60 dBA during the day.	A. Maintain log demonstrating compliance B. Site inspection as needed	During construction During Construction	Applicant/Construction Manager Applicant/Construction Manager	LACDRP LACDPH – Health Officer for referral LACDRP
With respect to mitigation during operation, potential impacts associated with on-site substations are considered. Depending on the Project's acoustic design goals, final substation design may incorporate appropriate mitigation measures, including:	A. Submit acoustical report demonstrating substation design compliance with applicable noise standards B. Construct structures in compliance with noise limit requirements of applicable County codes.	Prior to issuance of relevant building permit(s) During construction	Applicant Applicant/Construction Manager	LACDRP LACDPH Health Officer LACDRP LACDPH
N-8 Siting substations to achieve NEMA sound ratings at sensitive receptors as described in Section 4.11.5.2 not to be closer to the property line of sensitive receptors than the following distances for each individual project: <ul style="list-style-type: none"> Project 1 – 325 feet with a NEMA sound rating of 74 dBA Project 2 – 1,511 feet with a NEMA sound rating of 81 dBA Project 3 – 650 feet with a NEMA sound rating of 74 dBA 	C. Submit post-construction noise measurements verifying compliance upon request	Prior to issuance of certificate of occupancy	Applicant	LACDRP LACDPH Health Officer – for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<ul style="list-style-type: none"> Project 4 (two transformers) – 1,000 feet with a NEMA sound rating of 77 dBA Project 5 – 748 feet with a NEMA sound rating of 82 dBA <p>With respect to mitigation during operation, potential impacts associated with on-site substations are considered. Depending on the Project's acoustic design goals, final substation design may incorporate appropriate mitigation measures, including:</p> <p>N-9 The Applicant shall choose to use NEMA low noise rated transformer equipment which will achieve 10 dBA or greater noise reduction as compared to standard NEMA-rated transformers of a similar size and rated capacity to ensure that Project noise impacts would be less than significant.</p>	<p>A. Submit acoustical report demonstrating substation design compliance with applicable noise standards</p> <p>B. Construct structures in compliance with noise limit requirements of applicable County codes.</p> <p>C. Submit post-construction noise measurements verifying compliance upon request</p>	<p>Prior to issuance of relevant building permit(s)</p> <p>During construction</p> <p>Prior to issuance of certificate of occupancy</p>	<p>Applicant</p> <p>Applicant/Construction Manager</p> <p>Applicant</p>	<p>LACDRP LACDPH Health Officer</p> <p>LACDRP LACDPH</p> <p>LACDRP LACDPH Health Officer – for support/referral</p>
5.12 PUBLIC SERVICES				
No mitigation measures are required for Public Services	N/A	N/A	N/A	N/A
5.13 TRANSPORTATION/TRAFFIC				
TT-1 Prior to issuance of first grading or building permit, Applicant shall document and submit all required information and/or material pertaining to the pavement conditions of construction routes for the Projects, including the formula for calculation of the Projects' fair share of any repair or reconstruction of construction routes to the satisfaction of LACDPW. Applicant shall reimburse the County of Los Angeles for the cost of any repairs and/or reconstruction of construction routes attributable to the Projects as agreed to by LACDPW. The timing of any necessary repairs and/or reconstruction of construction routes and the required payment by the Applicant shall be determined by LACDPW.	Submit Projects' road survey	Prior to issuance of first grading or building permit	Applicant	LACDPW
TT-2 The County, including LACFD Fire Stations 78 (for R2011-00801) and 130 (for R2011-00798, 00799, 00805, 00807, & 00833) shall be notified at least three days in advance of any street closures that may affect fire and/or paramedic responses in the area. The Applicant shall provide alternate route (detour) plans to the County, including three sets to LACFD, with a tentative schedule of planned closures, prior to the beginning of construction.	Provide street closure notifications	Three days prior to any street closures impacting fire and/or paramedics	Applicant/Construction Manager	LACFD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
TT-3 Stagger construction work shifts before or after peak traffic hours.	A. Maintain log demonstrating compliance	During construction	Applicant	LACDRP LACDPH Health Officer – for support referral Caltrans
	B. Site inspection as needed	During construction	Applicant	LACDRP LACDPH Health Officer – for support referral Caltrans
TT-4 Schedule truck deliveries during off peak hours.	Maintain log of truck arrivals and exit times demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
TT-5 Limit water truck deliveries during the AM peak hour to 30 percent of the daily water truck trips.	Maintain log of truck arrivals and exit times demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
TT-6 Encourage carpooling between construction works.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
5.14 UTILITIES				
No mitigation measures are required for Utilities.	N/A	N/A	N/A	N/A
List of Acronyms: B & S – building and safety BMP – Best Management Practice CEQA – California Environmental Quality Act C/ASQA – California Association of Stormwater Quality Agencies CBC – California Building Code CDFW – California Department of Fish and Wildlife CUP – Conditional Use Permit CVC – California Vehicle Code dBA – decibels (acoustics) DPR – Department of Parks and Recreation ESA – Environmental Site Assessment hp – Horsepower LACDPW – Los Angeles County Department of Public Works LACDPW – Los Angeles County Fire Department mph – miles per hour NEMA – National Electrical Manufacturers Association OSHA – Occupational Safety and Health Administration PRC – Public Resources Code ROW – Right of Way				

Mitigation Monitoring and Reporting Program

<p>SCE – Southern California Edison SWPPP – Stormwater Pollution Prevention Plan UFC – Uniform Fire Code UST – Underground Storage Tank WATCH – Work Area Traffic Control Handbook LACDPH – Los Angeles County Department of Public Health LACSD – Los Angeles County Sanitation District</p>				
---	--	--	--	--

C

C

C

C

C

C

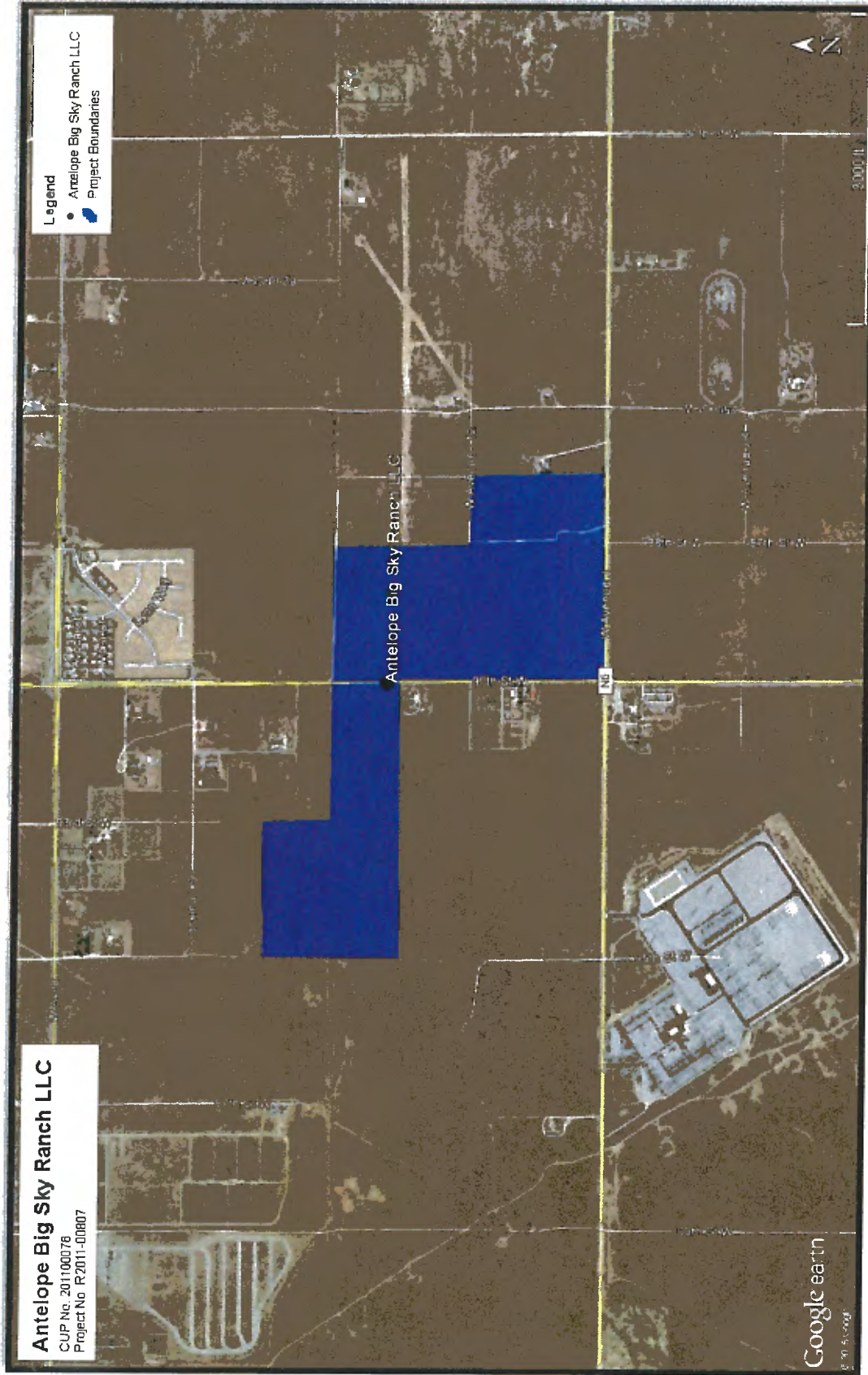
Attachment B
Antelope Big Sky Ranch

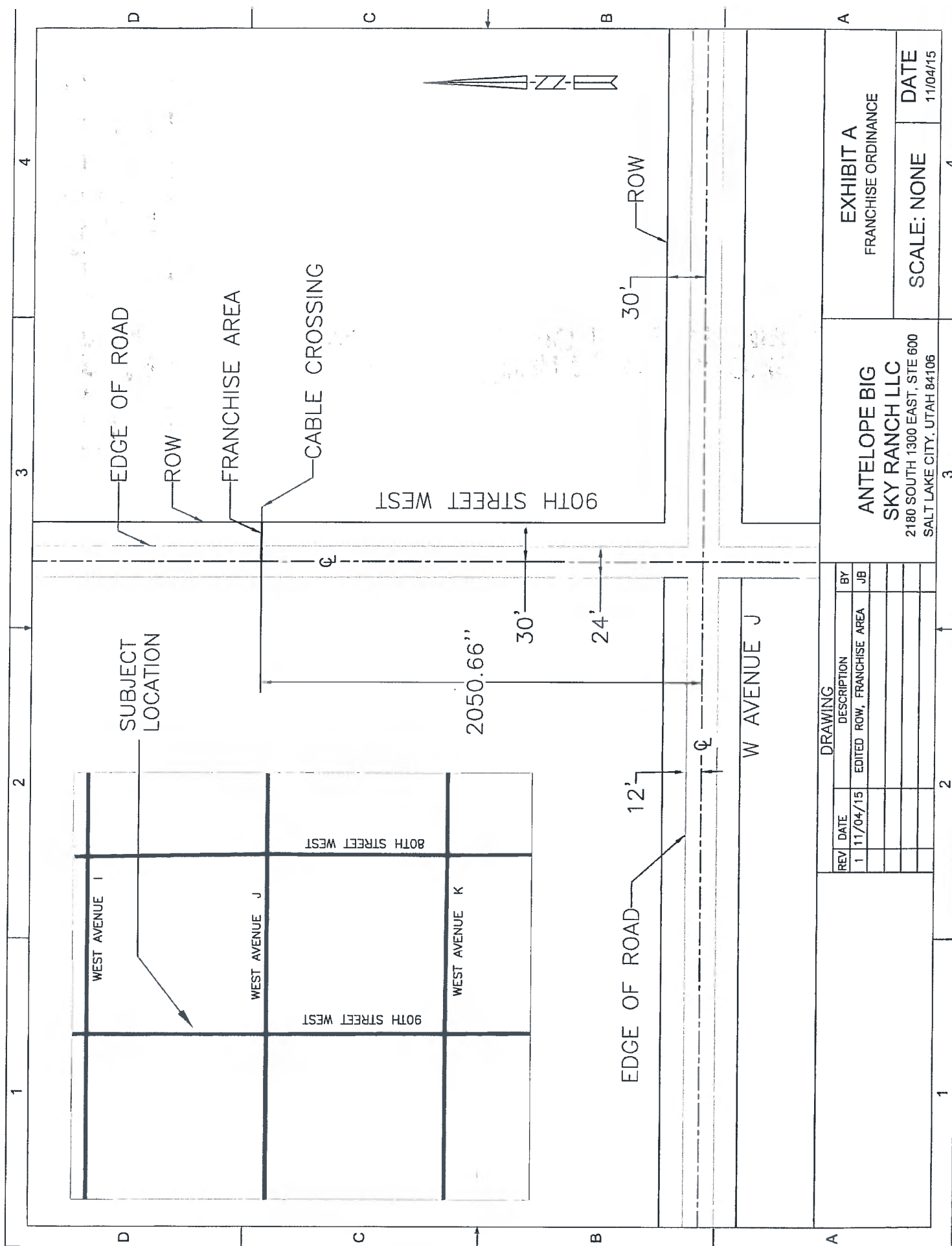
Antelope Big Sky Ranch LLC

CUP No. 201100076
Project No. R2011-00807

Legend

- Antelope Big Sky Ranch LLC
- Project Boundaries





DRAWING			
REV	DATE	DESCRIPTION	BY
1	11/04/15	EDITED ROW, FRANCHISE AREA	JB

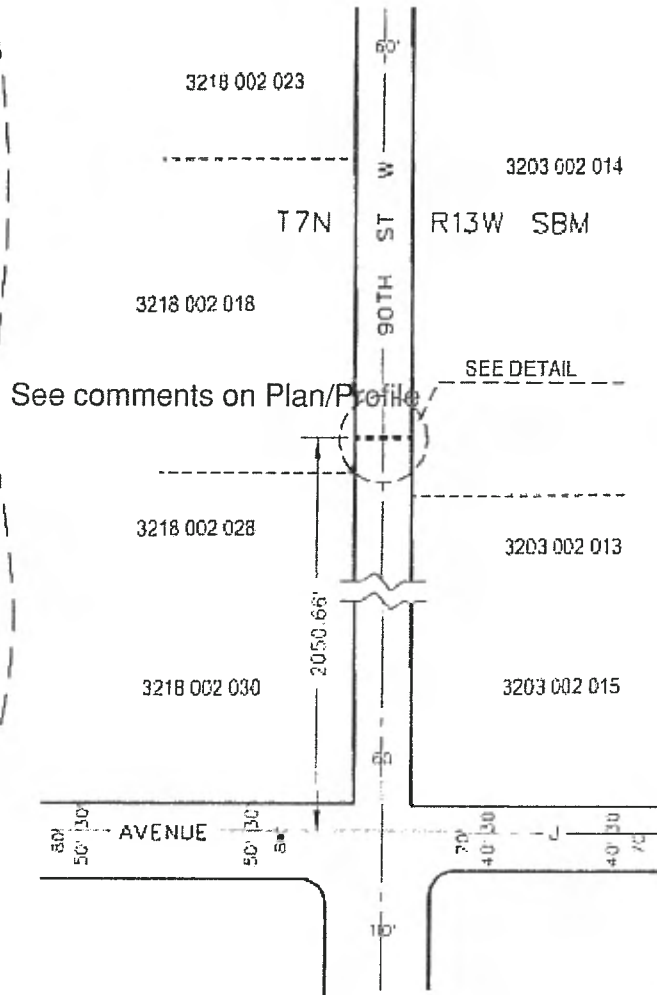
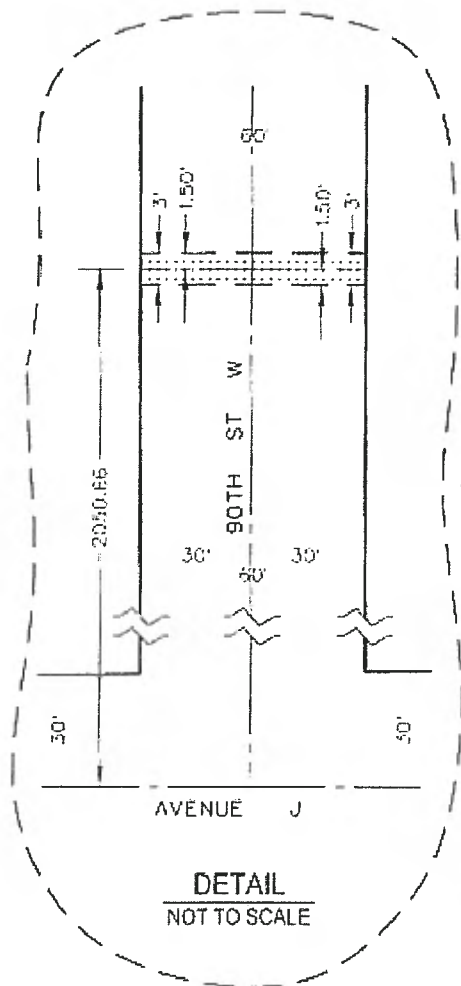
**ANTELOPE BIG
SKY RANCH LLC**
2180 SOUTH 1300 EAST, STE 600
SALT LAKE CITY, UTAH 84106

EXHIBIT A
FRANCHISE ORDINANCE

SCALE: NONE

DATE
11/04/15

EXHIBIT B



ALL IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

T.G. 4013-H6
I.M. 354-197
S.D. 5
R.D. 551

FRANCHISE AGREEMENT
FOR ANTELOPE BIG SKY RANCH LLC

LEGEND



Proposed franchise agreement.
Total area = 180 ± square feet

DATE
9-22-15

SCALE
NONE

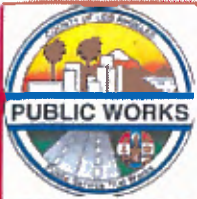
A.I.N

3218-002-018 & 3203-002-014

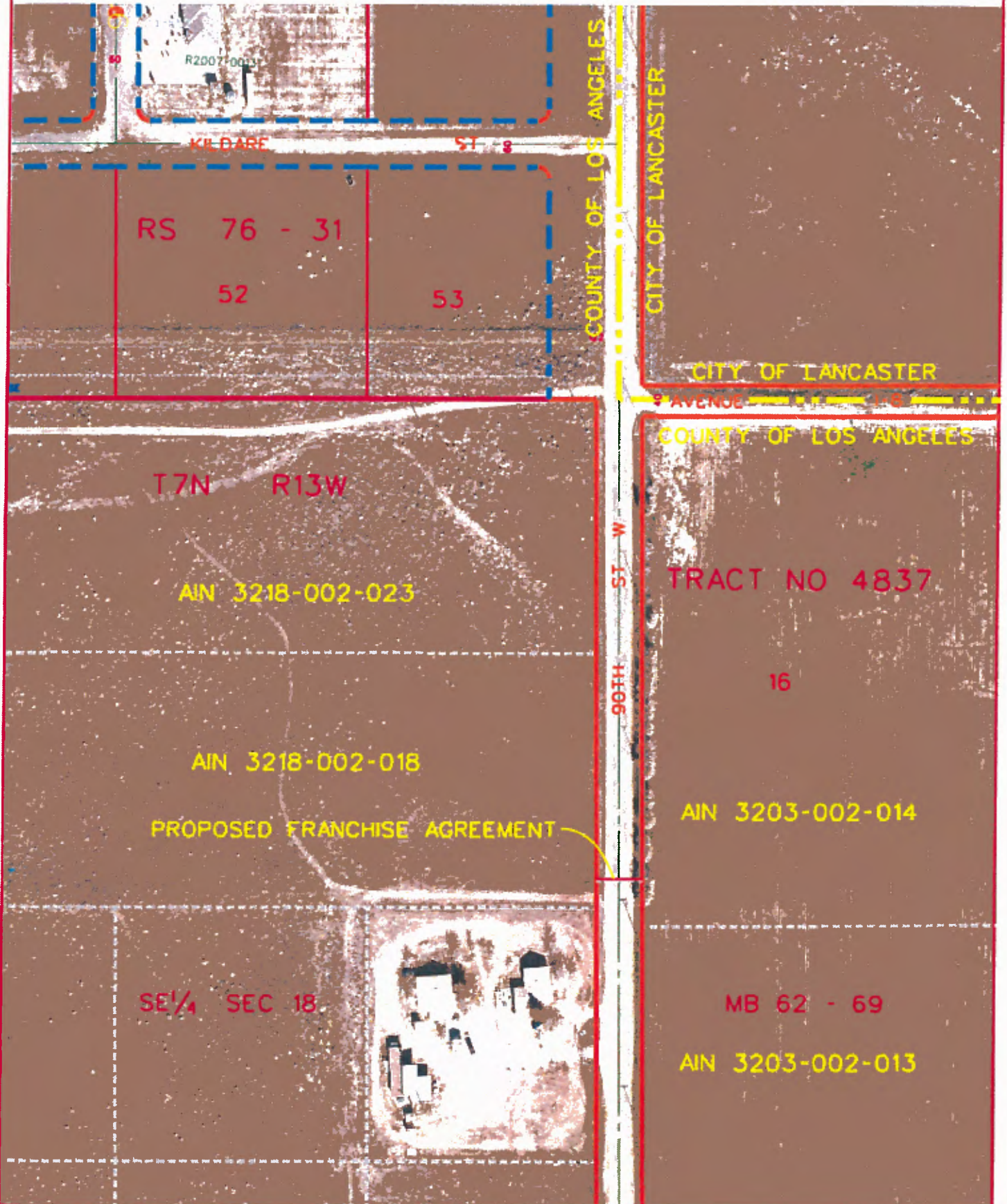
PREPARED BY R. AVANCENA

PROJECT I.D
MPR0000704

PROJECT NO
M1677002



FRANCHISE AGREEMENT ANTELOPE BIG SKY RANCH LLC M1677002



Attachment C

Underground Buried Cabling Details

Attachment D

Franchise Decommissioning Cost Estimate

**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
REGIONAL PLANNING ITEMS
COST ESTIMATE FOR BOND PURPOSES**

REGIONAL PLANNING ITEMS MAP/TRACT NO. Antelope Big Sky Ranch LLC,
Project No. R2011-00807, CUP No. 201100076

LOCATION 8765U West Avenue J, Los Angeles County, CA

PREPARED BY Ryan Galeria, sPower DATE September 28, 2015 CHECKED BY _____

Pavement Asphalt			
A.C. (2")		\$ 1.07 /S.F.	\$ -
A.C. (3")		\$ 1.37 /S.F.	\$ -
A.C. (4")		\$ 1.68 /S.F.	\$ -
A.C. (6")	368	\$ 2.29 /S.F.	\$ 842.72
P.C. Concrete			
Sidewalk (4" Thick)		\$ 4.41 /S.F.	\$ -
Driveway (4")		\$ 4.28 /S.F.	\$ -
Driveway (6")		\$ 4.71 /S.F.	\$ -
Curb Ramp (APWA 111-2 Case A Type 3)		\$ 2,122.64 Each	\$ -
Reinforced Concrete		\$ 760.02 /C.Y.	\$ -
Curb and Gutter			
P.C.C. Curb		\$ 13.02 /L.F.	\$ -
P.C.C. Curb and 1' Gutter		\$ 16.83 /L.F.	\$ -
P.C.C. Curb and 2' Gutter		\$ 19.55 /L.F.	\$ -
P.C.C. Curb Type C		\$ 16.83 /L.F.	\$ -
A.C. Curb Type D		\$ 16.83 /L.F.	\$ -
P.C.C. Alley Gutter		\$ 16.83 /L.F.	\$ -
Miscellaneous Items			
Unclassified Excavation	60	\$ 84.15 /C.Y.	\$ 5,049.00
Clearing & Grubbing		\$ 84.15 /C.Y.	\$ -
Sawcut		\$ 2.82 /L.F.	\$ -
Concrete Removal Non Reinforced		\$ 335.49 /C.Y.	\$ -
Concrete Removal Reinforced		\$ 559.16 /C.Y.	\$ -
Crushed Agg. Base (under AC & PCC pavement)	14	\$ 67.31 /C.Y.	\$ 942.34
Crushed Agg. Base (under sidewalk, c&g, driveway)		\$ 67.31 /C.Y.	\$ -
Crushed Agg. Base (removal)		\$ 56.45 /C.Y.	\$ -
6 Mil Polyethylene Film Membrane (30' deep)		\$ 13.58 /L.F.	\$ -
CMU/Concrete Wall (6')		\$ 33.66 /L.F.	\$ -
Chain Link Fence (5')		\$ 22.37 /L.F.	\$ -
Chain Link Fence (6')		\$ 30.40 /L.F.	\$ -
Tree Removal (Ave. 12' D)		\$ 581.97 Each	\$ -
Lump Sum (fill in dollar amount)	1	\$ 2,000.00 Each	\$ 2,000.00
			\$ -
			\$ -

Subtotal (A)	\$ 8,834.06
Contingency (15% x A) = B	\$ 1,325.11
Inflation (12% x (A+B) = C)	\$ 1,219.10
Improvement Total (A+B+C=D)	\$ 11,378.27
Subtotal (D)	\$ 11,400.00
Regional Planning Bond Amount with 1.5% interest compounded over 33 years (E)	\$ 18,633.06
Regional Planning Bond Amount (F)	\$ 18,700.00

LOT TREE BOND			
<i>Item</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Total Cost</i>
Lot Trees		\$ 560.41 Each	\$ -
Subtotal (E)			\$ -
Contingency (15% x E = F)			\$ -
Inflation (12% x (E+F) = G)			\$ -
Improvement Total (E+F+G = H)			\$ -
Regional Planning Lot Tree Bond Amount (H)			\$ -
Roundup to nearest hundred			